

Norton Planning Board Minutes of Meeting
For
September 3, 2013

Call to Order

The September 3, 2013, meeting of the Norton Planning Board, held in the first floor Selectmen's Conference Room, was called to order at 7:15 P.M., by Mrs. Haracz, Chairman. Members Present: Mrs. Joanne Haracz, Chairman; Mr. David Miller, Vice-Chair; Mr. George Burgess; Mr. Patrick Daly; and Mr. Edward Beatty. Absent: Mr. Joseph Fernandes and Mr. Scott Nichols. Also present was Mr. Charles Gabriel, Town Planner.

Report of the Planning Board

Mr. Daly referenced the land at the old train station at the sewer line bump was cleared.

Mr. Gabriel believed a landscape company will be located in that area. He believed they should go to ZBA as there is a "change" in structure on a non-conforming lot. A red building in the back/rear is new also.

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Mr. Burgess stated it appears there is a Teachers Driving Academy being operated on Olympia Street near cemetery. There is a detached garage filled with driving school cars. Mr. Burgess asked someone to look into this as the neighbors are complaining.

Mr. Gabriel questioned its zoning. He will look into it regarding zoning, etc.

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Mr. Burgess referenced Mr. Pasqualino's storage units on Route 123. Mr. Gabriel said Mr. Tom Sexton, Town's engineer, has visited site and took photos, etc. Mr. Gabriel told Mr. Pasqualino to not cover them up and then Mr. Gabriel received a call from Mr. Pasqualino indicating he was starting work. Mr. Gabriel stated he received a report and appears to be not much concern in report regarding first inspection.

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Mr. Miller inquired if Thorndike was finished with zoning discussions with ZBA?

Mr. Gabriel responded, no, they were not.

Approval of Minutes

July 9, 2013

MOTION was made by Mr. Miller to approve the Planning Board Minutes of Meeting dated July 9, 2013, as amended. Second by Mr. Daly. Vote: Unanimous. MOTION CARRIES.

Bills and Warrants

MOTION was made by Mr. Miller to approve Planning Board Bills and Warrants, dated September 3, 2013, in the amount of \$3,848.83. Second by Mr. Beatty. Vote: Unanimous. MOTION CARRIES.

Approval Not Required Plans Pending:

<u>Applicant Name</u>	<u>Date Filed with Town Clerk</u>
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No ANR's were reviewed/approved.

Request by Dan Rich to re-sign previously approved plan lot line change for lots 42a and 44a within Larson Farm Estates

Attorney Rich explained a mylar was signed by Planning Board in 1992 regarding Larson Farm. At a closing a homeowner was given deed and it was discovered mylar never was recorded; owner went to refinance and this was noticed. Attorney for refinancing needs this signed by Planning Board and to be certified by Town Clerk.

Mrs. Haracz said this is just procedural. This plan was before Planning Board previously and no one it appeared was a Planning Board member at that time.

Mrs. Haracz questioned if they (Planning Board) can sign? It appears it does not need an approval. Mrs. Haracz asked Mr. Gabriel if procedurally they need a vote on this?

Mr. Gabriel responded, no, he did not believe a vote was needed. Discussion on clarification of this request. It was noted to sign with today's date on it.

7:30 P.M. Special Permit: South Shore Millwork, 7 Maple Street, vote on approval of a Special Permit to allow construction of a 45,000 square foot building (15,000 square foot addition to a previously approved 30,000 square foot building that has not yet been constructed)

Mrs. Haracz said they need five Board members to vote, which they do have this evening.

This pertains to Special Permit 443 and Site Plan Approval.

Mr. Gabriel said it was a bit confusing. He noted RIM plan was different than 30,000 square feet; Board is really approving a plan for 45,000 square feet. Mr. Gabriel further explained and clarified.

MOTION was made by Mr. Beatty to approve Special Permit #443 for South Shore Millwork. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

MOTION was made by Mr. Beatty to approve Site Plan of South Shore Millwork. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

Request by Selectmen re: Country Club Way Acceptance

It was noted letter was received from Board of Selectmen on August 22, 2013. Board of Selectmen voted their intent to layout Country Club Way.

Mr. Gabriel explained Planning Board went back and forth with Fred Bottomley on paving as it was low. Mr. Yarworth of Yarworth Engineering designed plan and it was raised up. Mr. Gabriel believes it is better but probably has not solved all the problems. Regarding street lights, he was unsure about this.

Mr. Gabriel said Mr. Silver, Highway Superintendent, is ok with road apparently.

Mrs. Haracz stated the Board needs to craft a response to Board of Selectmen.

Mr. Gabriel said technically Planning Board has about 45 days to respond.

Street lights were discussed; and not certain about street light situation.

Dry mains were also discussed.

Mrs. Haracz asked Mr. Gabriel to please look into this matter and find out about street lights; this predates the Planning Board. She asked Mr. Gabriel to research record on approvals.

Mrs. Haracz asked Mr. Gabriel to have a draft ready/ letter available at the next meeting.

Report of the Town Planner

Mr. Gabriel said zoning change was posted.

It was unclear if Mr. Clemmey should define or Planning Board should do so. He has not heard from any abutters.

Medical Marijuana Dispensary

Mr. Gabriel said the Board of Selectmen is coordinating a Municipal Building Committee. He saw a potential conflict with Planning Board as to who has responsibility. The Planning Board would possibly review plan.

Planning Board Business and Policies

Mrs. Haracz said due to her new work schedule, she would be able to start the Planning Board meetings earlier at 7:00 p.m. rather than 7:15 p.m. if Board desired. After a brief discussion, it was decided to keep meeting start time at 7:15 p.m. for now.

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Various 40B projects were discussed.

Mr. Gabriel said town counsel is writing up a Decision for 274 East Main Street.

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Mr. Burgess asked about Feeney's Island status?

Mr. Gabriel responded he was uncertain of what status is.

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Mr. Gabriel said when Thorndike came in previously before Planning Board to modify age of 55 to 50 for Red Mill Village, he was not aware if he did that in any particular area of Red Mill.

Mr. Miller said he thought it was just a percentage (possibly 10%)

Mr. Gabriel said this was approved in "commercial" as over 55 project. Question is: why would Planning Board allow use that is not allowed?

Mrs. Haracz thought there was some nuance on State-side that triggered request.

Adjournment

MOTION was made by Mr. Daly to Adjourn at 8:05 P.M. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

Respectfully Submitted by:

Janet A. Sweeney
Planning Board - Recording Secretary

Minutes Approved by Committee on: _____
(Date)

Signature: _____

Chairman: _____

Documents Reviewed/Distributed at Planning Board Meeting of September 3, 2013

- . Draft July 9, 2013 Planning Board Minutes of Meeting

- . Plan-Lot Line Change for Lots 42a and 44a within Larson Farm Estates

- . Special Permit #443: South Shore Millwork, 7 Maple Street, Norton, MA

- . Site Plan: South Shore Millwork, 7 Maple Street, Norton, MA

- . Letter/Correspondence from Board of Selectmen to Planning Board, dated August 22, 2013, re:
Request by Selectmen regarding Country Club Way Acceptance