

Norton Planning Board Minutes of Meeting  
For  
SEPTEMBER 17, 2013

**Call to Order**

The September 17, 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. Edward Beatty; Mr. George Burgess; Mr. Patrick Daly; and Mr. Joseph Fernandes. Absent: Mr. George Burgess and Mr. Scott Nichols. Also present was Mr. Charles Gabriel, Town Planner.

**Report of the Planning Board**

Nothing was discussed.

**Approval of Minutes**

August 6, 2013:

**MOTION was made by Mr. Miller to approve the Planning Board Minutes of Meeting, dated August 6, 2013, as amended. Second by Mr. Daly. Vote: Unanimous. MOTION CARRIES.**

**Report of the Town Planner**

Mr. Gabriel referenced the zoning on Olympia Street which appears to be in a village commercial district and this relates to some Planning Board members having a concern with TDA (Teacher's Driving Academy) vehicles being parked at a residence on Olympia Street. He spoke to Building Inspector about this issue and he will probably take a look at it shortly. It appeared to be two vehicles being worked on (similar to a garage) and about ten cars outside parked as well, and some parked on road. It is not 2500 square feet. Hopefully Building Inspector can research this and this may need to come before Planning Board for site plan review. The Board will continue the discussion of this at a future meeting.

**Planning Board Business and Policies**

Nothing was discussed.

**Bills and Warrants**

**MOTION was made by Mr. Beatty to approve Planning Board Bills and Warrants, dated September 17, 2013, in the amount of \$2,048.98. Second by Mr. Daly. Vote: Unanimous. MOTION CARRIES.**

**Approval Not Required Plans Pending:**

Applicant Name

Date Filed with Town Clerk

No ANR's were reviewed/approved.

**7:30 P.M. - Public Hearing**

1. Proposed zoning amendment to change zoning along East Main Street from Residential 60 to Village Commercial. This proposed change was initiated by Bill Clemmey to allow reuse of his property located at 78 East Main Street;
2. Medical Marijuana – amendment to allow Registered Marijuana Dispensaries pursuant to the Humanitarian Medical Use of Marijuana Act enacted by voter referendum

Discussion on Proposed zoning amendment to change zoning along East Main Street from Residential 60 to Village Commercial.

This zoning change would be from Elm Street to “hump” in road on Route 123 and to exclude all homes on Miller Terrace.

Mr. Bill Clemmey of Quirk Trust LLC stated they are the property owners of 78 East Main Street and in favor of proposal; it would be contiguous all the way down to Elm Street.

Mr. Clemmey distributed “Bing Map – 78 East Main Street, Norton, MA 02766” showing various zones.

Also drawing/rendering of proposed building was shown, as well as north-side of East Main Street rezoning information.

It was noted the Board of Selectmen unanimously supported this Article and the Planning Board unanimously supported it also.

Mrs. Haracz wanted to clarify what Planning Board supported: Article is to “change zoning”; not their support for this specific building.

Mrs. Pat Schoppe, resident of 12 Miller Terrace, asked why the change to all municipal buildings to village commercial?

Mrs. Haracz responded this would make a consistent contiguous zone to area.

Mrs. Schoppe asked how many units would be in building?

Mr. Gabriel said there could be six units based on zoning. 50,000 square feet allows for five units (residential) with commercial underneath it.

Mr. Clemmey said it is a nice mixture of residential and commercial.

Brief discussion ensued on a proposed gas station at that location.

Mr. Clemmey responded no as it is in a WRPD (Water Resource Protection District).

Mrs. Haracz said the type of building Town would be looking at should be complimentary to area.

Mr. Gabriel said it is a very prominent location and he believed this was crucial to a Town Meeting vote. Mr. Gabriel said if he was voting at Town Meeting, he would want some confidence that Town could be proud of it, etc., and property owner(s) should reassure residents of their intention.

Mr. Carl Clemmey spoke and stated he was William Clemmey's father and stated he owns Erin's Center in Mansfield and other land in area. He reassured residents there will be no McDonald's at this location as he overheard this discussion in audience.

Mr. Clemmey said they will build a nice building.

Mr. Ed Schoppe of 12 Miller Terrace inquired if there were any other parcels not owned by Town? Any other land to be sold?

Mr. Kimball, Chairman of Board of Selectmen, spoke and stated the answer is no. Town does not plan to sell.

Mrs. Haracz said Planning Board needs to vote to recommend or not recommend to Town Meeting.

**MOTION was made by Mr. Beatty to recommend this Article, proposed zoning amendment to change zoning along East Main Street from Residential 60 to Village Commercial, to Town Meeting. Second by Mr. Daly. Vote: Unanimous. MOTION CARRIES.**

Medical Marijuana Dispensaries:

Mrs. Haracz explained that a moratorium is in place which is in effect until 2014 (approved bylaw).

Mr. Kimball, Chairman of Board of Selectmen, said the Planning Board will need clarification on this.

Mrs. Haracz said the size of building would go before Planning Board or at least a site plan review.

Mr. Gabriel said Mr. Yunits, Town Manager, said he would have town counsel review it.

**MOTION was made by Mr. Beatty to recommend this Article, Medical Marijuana Dispensaries, to Town Meeting. Second by Mr. Daly. Vote: Unanimous. MOTION CARRIES.**

It was noted Town Meeting is scheduled for October 7 and the next Planning Board meeting is planned for October 1.

**Adjournment**

**MOTON was made by Mr. Beatty to Adjourn at 7:55 p.m. Second by Mr. Miller. 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 17, 2013

- . Draft August 6, 2013 Planning Board Minutes of Meeting
  
- . Norton Planning Board Payables, dated September 17, 2013, Total of: \$2,048.98
  
- . “Bing Map – 78 East Main Street, Norton, MA 02766” presented by Mr. Clemmey
  
- . Drawing/rendering of proposed building for 78 East Main Street, Norton, MA
  
- . Information related to rezoning of north-side of East Main Street (Mr. Clemmey)
  
- . “Medical Marijuana Dispensaries” Document