

Norton Planning Board Minutes of Meeting
For
November 5, 2013

Call to Order

The November 5, 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. Patrick Daly, Mr. Joseph Fernandes and Mr. George Burgess. Also present was Mr. Charles Gabriel, Town Planner.

Approval Not Required Plans Pending:

<u>Applicant Name</u>	<u>Date Filed with Town Clerk</u>
Sam David	October 31, 2013

Mr. Yarworth of Yarworth Engineering was present and said this site is a site Planning Board looked at various times in past. Mr. Gabriel distributed plan: "Yarworth Engineering Co., 140 E. Main St., Norton, MA".

Mr. Yarworth referenced the extra five acres because houses can be pulled forward a bit. All lots are reconfigured. Mr. Yarwoth explained changes to newest plan from older plan. 53.2 acres Town is receiving and they will be staying away from wetlands. Discussion ensued.

Mr. Gabriel said previous client had 25' entrance; now down to 14' and too narrow in Mr. Gabriel's opinion. The access through other way is through wetlands and courts reconfigured on previous Decision. Concept of frontage is 150'.

Mrs. Haracz said this plan meets criteria, however, it is narrow.

Mr. Nichols said alternative; crossing wetland could get rid of a lot.

Mr. Yunits said Town gets an extra five acres and there are benefits to five lots.

MOTION was made by Mr. Nichols to approve plan of lots 1-5 on Lincoln Street, Norton, MA , dated October 24, 2013. Second by Mr. Beatty. Vote: Unanimous. MOTION CARRIES.

David Eastridge regarding surety for Red Mill Village

Mr. Eastridge stated there was a significant amount of topcoat at site; he came to Planning Board to get a "nod" to get a reduction in surety in past. In advance of doing topcoat, reduction in surety will pay for topcoat. He explained he had to cancel attending a Planning Board meeting a few weeks ago . Paving is to begin next week. Rendering was shown. "Red Mill Village - Site Plan Key".

Mr. Eastridge explained where topcoating will be done. Only nine lots are undeveloped and 18 lots left to sell. Three or four sales are pending currently. Mr. Eastridge said he sent a copy of this to Pat Brennan of Amory Engineers and looking to Planning Board for approval of reduction in surety. Reduction request of \$250,000 to \$150,000. He said they have done a lot of work including curbing, sidewalks and street trees (very few street trees remain to be planted).

Mr. Gabriel suggested to possibly have Mr. Silver, Highway Superintendent, take a look at it and find out what they propose to do, and keep in mind the surety they have now. He told Board to keep in mind these roads could come in for public acceptance as there is nothing that prohibits that in special permit.

Mr. Eastridge communicated it was not his recollection that there is nothing in special permits that prohibits public acceptance.

Mr. Gabriel said it is important to ensure there are sufficient funds to get it done the way Planning Board expects it to be finished.

Mr. Eastridge stated Mr. Silver, Highway Superintendent, was involved last time. They did topcoating and quality inspection while it was being topcoated.

Mr. Eastridge said he was asking for conceptual approval. He will come before Planning Board in future for a formal vote once Amory Engineers letter is received and Mr. Silver's letter is received as well.

Minor Modification to building at Red Mill Village

Mr. Kelly said their kitchen is in rear of building and need more refrigeration and dry storage area (18x30 is space). There will be an egress door. They will move current egress door (all deliveries are delivered to back of building).

Mrs. Haracz said she believed this to be a minor modification.

MOTION was made by Mr. Beatty to approve minor modification (18' x 30') to add 540 square foot area to Kelly's Place at Red Mill Village. Second by Mr. Nichols. Vote: Unanimous. MOTION CARRIES.

It was noted Mr. Gabriel will put a note in file and a copy to Building Inspector regarding this since it is not a site plan review.

Report of Planning Board

Mr. Miller said a new sign was installed at Trinity and a blank spot on it (possibly for electrical messaging).

Mr. Gabriel said they would need to come before the Planning Board for an electronic messaging sign.

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Mr. Miller referenced TDA Driving School vehicles on Olympia Street and he was not certain where line is drawn; would it be on assessor's map?

Mr. Gabriel responded he believed it is in village commercial district which is not to say it did not need site plan approval. He stated he mentioned this to Building Inspector and someone needs to look at it. Building Inspector is aware of this and residents are complaining to Building Inspector.

Mr. Gabriel stated he could write a letter to Building Inspector from Planning Board. There is a new Building Inspector for the Town of Norton. This site looks more like a repair place/garage and not a driving school. More than ten vehicles triggers site plan review.

Approval of Minutes

April 2, 2013 and Sept. 3, 2013

April 2, 2013:

MOTION was made by Mr. Miller to approve the Planning Board Minutes of Meeting, dated April 2, 2013, as amended. Second by Mr. Nichols. Vote: All In Favor except for Mr. Beatty who voted present. MOTION CARRIES.

Sept. 3, 2013:

MOTION was made by Mr. Beatty to approve the Planning Board Minutes of Meeting dated September 3, 2013, as amended. Second by Mr. Miller. Vote: All In Favor except for Mr. Nichols who voted present. MOTION CARRIES.

Report of the Town Planner

Mr. Gabriel spoke of receiving an application from Cumberland Farms; they want to add to their electronic sign. Question is: do they need a special permit or does Planning Board want them to come before the Planning Board in any capacity? Dimensions are 4' x 6', but appears they are adding on top of existing sign. Mr. Gabriel explained further. Discussion on whether a special permit for an electronic message center was needed.

Mr. Miller said it should not exceed 16 square feet in area for electronic signs.

Mrs. Haracz asked for Cumberland Farms to come before Planning Board to explain.

Mr. Gabriel spoke of the electronic sign on top of pumps also.

Discussion if this is minor modification or not.

Mrs. Haracz believed it appeared to be a minor modification on existing permit.

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Mr. Gabriel said the proposed 40B on West Main Street (Campanelli-Thorndike) is now decreased by 80 units so that is an improvement.

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It was noted the Planning Board December meetings would be scheduled for December 3 and 17.

Bills and Warrants

Board noted there was no info and no payroll in packets. Mr. Gabriel said he will check into this.

MOTION was made by Mr. Beatty to approve \$309.52. Second by Mr. Nichols. Vote: Unanimous.

MOTION CARRIES.

Adjournment

MOTION was made by Mr. Beatty to Adjourn at 8:25 p.m. Second by Mr. Nichols. Vote: Unanimous.

MOTION CARRIES.

Respectfully Submitted by:

Janet A. Sweeney
Board of Selectmen – Recording Secretary

Minutes Approved by Committee on: _____
(Date)

Signature: _____

Chairman: _____

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Documents Reviewed/Distributed at Planning Board Meeting of November 5, 2013

. Draft April 2, 2013 and September 3, 2013 Planning Board Minutes of Meeting

. Plan (ANR) by "Yarworth Engineering, Co., 140 East Main Street, Norton, MA – Plan of lots 1-5 on Lincoln Street, Norton, dated October 24, 2013"

. Plan – Minor Modification to building at Red Mill Village; addition of a 540 square foot area (18 x 30) to Kelly's Place