

Norton Planning Board Minutes of Meeting  
For  
April 15, 2014

**Call to Order**

The April 15, 2014, 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. Joseph Fernandes; and Mr. Miller. Absent: Mr. George Burgess; Mr. Patrick Daly; and Mr. Scott Nichols. Also present was Mr. Charles Gabriel, Town Planner.

**Report of the Planning Board**

Mr. Gabriel said he had the architectural plans for the East Main Street project.

**Approval of Minutes**

March 4, 2014

**MOTION was made by Mr. Miller to approve the Planning Board Minutes, dated March 4, 2014, as amended. Second by Mr. Beatty. Vote: Unanimous. MOTION CARRIES.**

It was noted the March 18, 2014 Minutes of Meeting were distributed to Board this evening, therefore, these Minutes will be reviewed at the next Planning Board meeting.

**Report of the Town Planner**

Nothing was discussed.

**Planning Board Business and Policies**

**Appointment of Planning Board representative to SRPEDD**

It was noted Mr. Beatty has agreed to be the Planning Board's SRPEDD representative.

**MOTION was made by Mr. Fernandes to appoint Mr. Beatty as the SRPEDD representative for the Planning Board. Second by Mr. Miller. Vote: Unanimous. MOTION CARRIES.**

Mrs. Haracz asked Mr. Gabriel to please send a letter to SRPEDD regarding this appointment along with Mr. Beatty's contact information so he receives notices/info.

**Bills and Warrants**

**MOTION was made by Mr. Beatty to approve Bills and Warrants in the amount of \$4,208.54. Second by Mr. Fernandes. Vote: Unanimous. MOTION CARRIES.**

**Approval Not Required Plans Pending:**

<b><u>Applicant Name</u></b>	<b><u>Date Filed with Town Clerk</u></b>
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There were no ANR's reviewed.

**7:30 P.M. – Public Hearing: continued from April 1, 2014, for a proposed zoning amendment to regulate Large-Scale, Ground Mounted Solar Photovoltaic Facilities**

Mrs. Haracz said Mr. Gabriel had sent out another draft of bylaw to Planning Board and they should have received it in their mailboxes.

Mrs. Haracz reviewed bylaw

Various sections/items were discussed including, but not limited, to the following:

It was noted the reference to Wetlands Protection Act should be addressed.

Section under "General Requirements" has a typo.

Section 21.2, page 3, item 6, name, address of system install "if known at time of application" should be added.

Section 21.2.9 – "Density Requirements" were discussed.

Section 21.3.9.3 "Visual Screening" on page 5 was discussed.

Mr. Fernandes indicated the sections are not in the correct order.

Mr. Gabriel responded he will go back and reorganize sections in the correct order for the final version.

"Designated Locations" was referenced by Mrs. Haracz and she believed it might fit better in section 21.2.9; not just a definition but standards that they are being allowed.

“Screening” was also discussed.

“Land Clearing/Sod Erosion” was referenced. Mrs. Haracz suggested Mr. Gabriel spell out the acronyms.

“Design Standard Lighting”; this should cross reference Norton’s lighting bylaw.

Section 21.2.11.2 was referenced “Land Clearing”:

Mr. Fernandes said there is nothing in here that deals with habitat; Board agreed it made sense to delete “habitat”.

“Financial Surety”: there should be some language included that says “Planning Board shall have the right to approve the estimate”.

Mrs. Haracz asked if there were any questions/comments from audience?

No one from audience responded to Mrs. Haracz’s inquiry.

**MOTION was made by Mr. Miller to close the Public Hearing for a proposed zoning amendment to regulate Large-Scale, Ground Mounted Solar Photovoltaic Facilities. Second by Mr. Beatty. Vote: Yes. MOTION CARRIES.**

**MOTION was made by Mr. Miller to recommend Article 21 at Town Meeting of May 12, 2014. Second by Mr. Beatty. Vote: Unanimous. MOTION CARRIES.**

Mrs. Haracz stated the next step is to go to Finance Committee and Board of Selectmen.

**Site Plan Approval: proposed parking associated with a driving school located at 8 Olympia Street**

Mrs. Haracz explained this was tabled at a previous Planning Board meeting due to question on drainage at rear of property and Mr. Gabriel looked at it today.

Mr. Gabriel said Curtis Cinelli, owner of driving school, was present also. There were about 15 cars on site. Mr. Gabriel suggested Mr. Cinelli speak to a civil engineer to look at this site. Mr. Gabriel stated property sloped toward corner and there was a substantial amount of paving and a fence. Mr. Gabriel did not imply it needed to be surveyed. Mr. Cinelli seemed fine with Mr. Gabriel’s recommendation.

Mr. Yarworth, of Yarworth Engineering, in audience for another matter, said he is meeting Mr. Cinelli later this week.

Mr. Gabriel also noted there were some pipes sticking out approximately five feet in height. Hopefully this can also be looked into.

Mr. Beatty referenced the leaching field at Trinity Restaurant plaza.

Mrs. Haracz said this should be on the next meeting's agenda, May 6, in order to obtain more information.

8 P.M. – Public Hearing: Mary Jo Estate, a 4 lot subdivision located off East Hodges Street

Mr. Yarworth of Yarworth Engineering was present. Plans were perused by Planning Board.

Mr. Miller disclosed he had a professional relationship with Mr. Yarworth but would not have an impact on this agenda item.

Mr. Fernandes said he also had a professional relationship with Mr. Yarworth, however, this has already been disclosed to the Town.

Both members did not have to recuse themselves from discussion of this agenda item.

Mr. Yarworth explained this was a seven lot subdivision approved by Planning Board in past, however, it never got built and Planning Board rescinded.

R-40 to R-80 for zoning now with change to 80,000 square foot lots. One existing house is located in back of this land. It was noted there was an access road and land near it is owned by another party.

Mr. Yarworth stated he met with Fire Chief Schleicher and referenced a hydrant to be added. It was noted everything pitches to back. Also Mr. Yarworth submitted to National Heritage as he believed there was a turtle seen at this location. Road to be 16 feet; no curbing. Wiring already exists as poles are there, where road was supposed to be in past.

Mr. Gabriel said he would prefer to see underground utilities.

Mr. Fred Bottomley said the only thing they could find were the easements that were in place. He spoke of narrowness of road they are dealing with and so many trees going in that trees may be in a trench path of electric unless electrical is moved way outside of this area.

Mr. Gabriel said trees every 40 feet is standard.

Mr. Bottomley said he would like to keep poles the way they are (not underground).

Mr. Gabriel spoke of a 4-lot subdivision access (4-5 houses) and thinking of future where it could be 7-8 houses.

Fairlee Solar Project was referenced by Mr. Bottomley.

Mr. Bottomley said there was a potential of having one large lot off of Dean Street; as they see it now the five lots plus solar array.

It was discussed Lots 1, 3, and 4 will need all separate orders of conditions and notice of intents.

Mrs. Haracz asked if anyone from audience had any questions/comments?

Mr. Joe Kope, abutter, said he spoke with Mr. Bottomley about solar in the rear. He was not necessarily against this, but had concerns with the lack of sidewalks, narrow driveway, lack of lighting, and asked how long would this process take to build the homes? He asked is this road wide enough (16 feet) even with solar being built at location?

Mr. Yarworth suggested Mr. Kope look at Lester Gray Drive in Norton. This will be similar to what will be built. It is safer than having a road with sidewalks. He suggested Mr. Kope call him and they can discuss.

Mr. Bottomley said to answer some of Mr. Kope's questions: 1) Timeframe: if Planning Board approves he would like to get started on roadway with first house going in early Fall; 2) Roadway width: presently doing arrays on Fairlee Lane where it is 12 feet. No one has had a problem with width.

Mr. Yarworth said Fire Chief Schleicher was fine with width; more concerned with radius.

Mr. Yarworth referenced fire code regulations.

Mrs. Haracz said the Planning Board has not received a letter yet from the Fire Dept.

Mr. Yarworth said the Fire Chief said he would send/provide a letter to Planning Board.

It was noted Mr. Yarworth to provide an info sheet to Planning Board. It will also show location of barn, existing home, etc.

Mr. Gabriel said it would help to show the solar array compared to these lots on plan also.

Mr. Bottomley referred to a full survey of whole 66 acre parcel and complete wetland delineation and he would be more than happy to provide Board with that.

Mrs. Haracz said the Board also needs a description of the drainage; a narrative needed. Discussion ensued.

Mr. Yarworth said it is sandy soil; large lots, etc.

The concern of above-ground vs. underground utilities was discussed by the Board.

**MOTION was made by Mr. Beatty to continue Public Hearing: Mary Jo Estate, a 4 lot subdivision located off East Hodges Street, to May 6, 2014, at 7:30 P.M. Second by Mr. Fernandes. Vote: Unanimous. MOTION CARRIES.**

**Adjournment**

**MOTION was made by Mr. Fernandes to Adjourn at 8:35 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 April 15, 2014

- . Draft Planning Board Minutes of Meeting, dated March 4, 2014
  
- . Proposed Zoning Amendment to regulate Large-Scale, Ground Mounted Solar Photovoltaic Facilities
  
- . Plan of Mary Jo Estate, 4 lot subdivision located off East Hodges Street, drawn by Yarworth Engineering, Norton, MA (presented at April 15, 2014 Planning Board meeting)