

Norton Planning Board Minutes of Meeting
For
March 3, 2015

Call to Order

The March 3, 2015, 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 T. Beatty, Jr.; Mr. George Burgess; Mr. Patrick Daly; and Mr. Joseph Fernandes. Absent: Mr. Scott Nichols. Also present was Mr. Charles Gabriel, Town Planner.

Report of the Planning Board

Nothing was discussed.

Approval of Minutes

February 3, 2015

MOTION was made by Mr. Beatty to approve the Planning Board Minutes dated February 3, 2015, as amended. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

Report of the Town Planner

Mr. Gabriel referenced a letter received, dated February 19, 2015, submitted from Red Mill Village Condominium Trust by O. Cooper Winston, Chairman regarding Red Mill Village Condominium and

paving issue. They are requesting the Planning Board not release letter of credit of \$250,000 until all work is completed in Red Mill Village.

Mr. Gabriel said the Board has \$150,000 and he was not certain if he agreed with all of the details of the letter as it seems a separate matter to him.

Mrs. Haracz asked if Mr. Gabriel would respond to them via a letter.

Planning Board Business and Policies

Planning Board meetings planned to be held April 7 and 21, 2015.

Bills and Warrants

MOTION was made by Mr. Burgess to approve Planning Board Bills and Warrants in the amount of \$1,768.12. Second by Mr. Beatty.

Discussion ensued on dates of bills and warrants.

Vote: Unanimous. MOTION CARRIES.

Approval Not Required Plan:

Applicant Name Date Filed with Town Clerk

7:30 P.M. Public Hearing: continued from February 3, 2015 – Norton Landfill Solar, LLC for construction of a 2.0 megawatt photovoltaic array on the former Norton Landfill located off Hill Street. The proposed project is located in the Residential 80 zoning district and requires a Special Permit pursuant to the Norton Zoning Bylaw, Article XXII-Large Scale, Ground Mounted, Solar Photovoltaic Facilities. The project also requires Site Plan Approval from the Planning Board

Emma Kosciak of Citizens Energy stated it was the second time she was before the Planning Board, and reviewed history. It was noted several neighboring residents were present this evening in the audience and she stated she had met with them and walked site and invited her into their homes. Trees were discussed and she noted shading is not good for solar projects. However, they are no longer proposing to take trees down; additionally they will install a stockade fence between neighbors and landfill (a chain-link fence is at this location currently). She spoke of having arborvitae/vegetative screening in certain area (will plant visual screening along fence line).

Ms. Kosciak noted fire and safety departments are in communication with the Norton Town Manager and Fire Department was ok with layout as long as site access provided.

Mrs. Haracz asked about the arborvitae not being deer resistant.

It was noted they could look into an alternative.

Mr. Yunits thanked the Planning Board for their review on this project. DEP is encouraging towns to utilize landfills for this type of project. This was a leaf dump formerly and people could smell composted leaves and also vehicles come and go on a Saturday morning. He said this was a great project for Town and for environment with solar power.

Mr. Burgess asked about the sliding of the top of landfill.

It was noted design being done currently is for repair of that issue.

Mrs. Haracz stated she appreciated they worked with neighbors.

Ms. Kosciak said they are still going before Conservation Commission.

Various items displayed to Board: "Norton Landfill Solar Project; Norton Landfill Solar LLC"; "Tighe & Bond - Draft Map for Client Review".

Mrs. Haracz said the detail on arborvitae/type of plantings would be missing in Order of Conditions if hearing was closed this evening. She reiterated the deer issue is a real concern with arborvitae.

MOTION was made by Mr. Burgess to close Public Hearing, subject to a vote of Order of Conditions. Second by Mr. Beatty. Vote: Unanimous. MOTION CARRIES.

Mrs. Haracz asked them to provide information to Mr. Gabriel regarding arborvitae alternative.

Recess was called at 7:45 P.M. until 8:15 P.M.

8:15 P.M. Public Hearing: Varsity Wireless to construct a wireless telecommunication facility (125 foot high monopole) at 380 Old Colony Road. The proposed facility requires a Special Permit pursuant to the Norton Zoning Bylaw, Article XVII-Wireless Communication Facilities

Attorney Francis Parisi, on behalf of Varsity Wireless, was accompanied by Keith Valente, a radio frequency engineer, as well as Steve Kelleher, Varsity Wireless Real Estate Specialist. Attorney Parisi said there was a need for a site and no variances were required from Zoning Board. He explained the balloon was put up and photographs were taken on a Saturday morning as was planned. He drove down Pike Avenue, Union Street, and Crowe Farm Lane, which is heavily treed.

A Powerpoint presentation was provided including "Aerial Photographs". Attorney Parisi indicated there was some visibility around Route 123 and in front of auto body shop and lot next door. However, it was not visible from many areas. He said there was also one area off Pleasant Street where there was some visibility. There was no visibility on Crowe Farm Lane. On Union Street, there was some visibility in area overlooking pond.

Mr. Miller said he went out to look at balloon and could not see it heading west nor coming back.

Mr. Daly said he only saw balloon from auto body shop.

MOTION was made by Mr. Beatty to close Public Hearing. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

Mrs. Haracz said the usual process is the Planning Board usually will draw up the Order of Conditions and is voted on at next meeting.

It was noted most Planning Board members will be present for next meeting which is March 17, 2015.

Adjournment

MOTION was made by Mr. Beatty to Adjourn at 8:20 P.M. Second by Mr. Beatty. Vote: Unanimous. MOTION CARRIES.

Respectfully Submitted by:

**Janet Sweeney
Planning Board – Recording Secretary**

Minutes Approved by Committee on: _____
(Date)

Signature: _____

Chairman: _____

Documents Reviewed/Distributed at Planning Board Meeting of March 3, 2015

- . Draft Planning Board Minutes of Meeting, dated February 3, 2015

- . Letter dated February 19, 2015, submitted from Red Mill Village Condominium Trust by O. Cooper Winston, Chairman

- . "Norton Landfill Solar Project; Norton Landfill Solar LLC"; "Tighe & Bond - Draft Map for Client Review"

- . Powerpoint presentation provided by Varsity Wireless regarding proposed project, including "Aerial Photographs"