

Norton Planning Board Minutes of Meeting
For
March 17, 2015

Call to Order

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

Report of the Planning Board

Approval of Minutes

There were no Minutes of Meeting reviewed/approved.

Report of the Town Planner

Planning Board Business and Policies

Mr. Daly noted he will not be present for the April 21, 2015 meeting.

Bills and Warrants

MOTION was made by Mr. Beatty to approve the Bills and Warrants in the amount of \$1,950.69. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

Approval Not Required Plan:

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

7:30 P.M. Review draft Special Permit and Site Plan Review decision for Norton Solar Landfill development and vote on approval

Mrs. Haracz noted this was a Draft Decision. It was noted the arborvitae would be replaced with a more deer-resistant planting, which will be the planting of 17 red cedar trees.

Also, a \$1500 bond was referenced; red cedars are approximately \$50.00 each. The Conditions were further reviewed.

Mr. Gabriel said the amount for the decommissioning is not in Decision. He was not certain what type of contractual relationship may be between Board of Selectmen and applicant (Appendix I). It was noted amount was \$53,845 to remove it after life of project.

Bylaw was discussed on decommissioning.

Mr. Fernandes said at end of 20 years, there should be a calculation on inflation. In 20 years \$53,845 won't be enough money. The Town bylaw notes analysis on inflation and should be adjusted. It should be made a condition (adjusted for inflation on an annual basis). Discussion ensued.

Mr. Gabriel agreed to add this language in and will start with "26" and add on each year whatever adjustments are necessary based on an index (adjust for inflation).

MOTION was made by Mr. Beatty to approve Special Permit #451 for Norton Solar Landfill development and also contingent on all noted conditions added from this evening's meeting. Second by Mr. Burgess.

Discussion: Mr. Fernandes communicated he has read the Minutes of Meeting on session he missed on 2/3/15.

Vote: Unanimous. MOTION CARRIES.

MOTION was made by Mr. Burgess to approve Site Plan for Norton Solar Landfill development. Second by Mr. Beatty. Vote: Unanimous. MOTION CARRIES.

It was noted Mr. Gabriel will draw up the Order of Conditions and Special Permit by end of week or early next week.

Review draft Special Permit and Site Plan Review decision for Varsity Wireless cell tower development and vote on approval

This was in accordance to plans dated 11/10/14.

Mrs. Haracz read Conditions, etc. Surety amounts appeared to be fine.

MOTION was made by Mr. Beatty to approve Special Permit #450 for Varsity Wireless. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

MOTION was made by Mr. Beatty to approve Site Plan for Varsity Wireless. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

Adjournment

MOTION was made by Mr. Beatty to Adjourn at 8:50 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 March 17, 2015

- . Draft Special Permit and Site Plan Review decision for Norton Solar Landfill development
- . Draft Special Permit and Site Plan Review decision for Varsity Wireless cell tower development