



**Town of Norton Planning Board
Meeting Minutes
FEBRUARY 23, 2016**

7:15 P.M. Call to Order/General Business

The February 23, 2016, meeting of the Norton Planning Board, was held in the first floor Selectmen's Conference Room, of the Norton Town Hall and was called to order at 7:15 P.M., by Joanne Haracz, Chairman. Members Present: Joanne Haracz, Chairman; Mr. David Miller, Vice-Chair; Mr. Edward Beatty; Mr. Joseph Fernandes; Mr. Pat Daly; Mr. Joseph Fernandes; and Ms. Cheryll-Ann Senior. Mr. George Burgess arrived at 7:20 P.M. Also present: Beth A. Wierling, Director of Planning & Economic Development, and Janet Sweeney, Recording Secretary.

A. Site Plan & Special Permit Modification: 20 Commerce Way, Alnylam Pharmaceuticals

Documents presented to the Planning Board:

1. Correspondence dated 2/18/16, addressed to Beth Wierling, Director of Planning & Economic Development, from Deputy Chief Dave Myles, Norton Fire Department, Re: 20 Commerce Way, Alnylam
2. Memorandum dated 2/17/16, addressed to Planning Board, from Beth Wierling, Director of Planning & Economic Development, Re: Site Plan & Special Permit Modification: 20 Commerce Way, Alnylam Pharmaceuticals – File # SP/SITE – 453A
3. Letter dated February 16, 2016, addressed to Town of Norton Planning Department, from Condyne Engineering Group, Mark Dibb, P.E., Re: Special Permit #453 – Site Plan Review Approval 15-13, Waiver Request – 20 Commerce Way, Norton, MA 02766
4. Alnylam Pharmaceuticals "Site Signage" and "Screen Wall & Screens" drawings, dated February 14, 2016
5. Site Plans – Alnylam Pharmaceuticals, 20 Commerce Way, dated 1/20/16 (Rev date of 2/12/16 per Consultant and Town Comment), prepared by Condyne Engineering Group, LLC, prepared for Condyne Capital Partners, 100 Grandview Road, Suite 312, Braintree, MA 02184
6. Norton Commerce Center – Norton Ladder Truck Exhibit (for Alnylam Pharmaceuticals)

Mr. Mark Dibb, Condyne Engineering Group and Mr. Cory Siddons, Alnylam Pharmaceuticals, were present and indicated they had responded to comments by Town's consultant engineer.

Mr. Burgess arrived at 7:20 P.M.

"Site Plans – Alnylam Pharmaceuticals, 20 Commerce Way, Norton Commerce Center, Norton, MA, dated January 20, 2016, prepared by Condyne Engineering Group LLC, were presented to the Board.

Mr. Dibb reviewed site lighting noting the Zoning Bylaw requires a waiver for light poles and wall packs in excess of 20'. Mr. Dibb indicated that proposed light poles are shown on the plans as being between 20' and 30' in height and wall packs are 30' in height.

Mr. Daly asked about signage for trucks.

Mr. Dibb responded they can look at signage for direction trucks should be traveling in (this is especially for when the trucks are leaving). Ms. Wierling discussed previous conditions indicating that the Board required truck traffic to do so via the southerly approach through Taunton or those accessing the site via 495 needed to do so via exit 9. Board members asked the applicant how many trucks and what size trucks were anticipated? Mr. Siddons indicated that they estimated approximately 4-5 trucks a day and they would likely not be excessive sized trucks, noting that some deliveries and pick-ups may even occur by van. Planning Board members indicated they would like this condition carried forward to the modification request, indicating they would like to try to keep trucks out of the residential areas.

Mr. Daly asked about the safety precautions for the tank area?

Mr. Dibb responded there is a drain system in the natural tanks holding drainage, and he also noted the other trench drains, with one valve to be closed all the time, when a truck in place, both valves will be closed. Mr. Siddons indicated it is the intent to have the tank farm area enclosed.

Ms. Wierling said it appeared all outstanding comments have been addressed.

It was noted Mr. Daly has reviewed the documents from last week's meeting, since he was not present for some of these discussions.

Mrs. Haracz spoke of suggested conditions of approval:

Standard Conditions of Approval:

1. The Special Permit shall not take effect until it is recorded in the Bristol County Registry of Deeds and no construction shall take place until the Applicant has provided proof of such recording to the Planning Board.
2. The Special Permit, shall lapse within two-years, which shall not include such time required to pursue or await the determination of an appeal as referred to in M.G.L Chapter 40A, Section 17, if a substantial use has not sooner commenced, or in the case of a permit for construction has not begun by such a date, except for good cause.

Special Conditions of Approval:

1. Construction shall be in accordance with the Site Plan titled "Site Plans – Alnylam - 20 Commerce Way, Norton Commerce Center" prepared by Condylne Engineering Group, LLC, dated January 20, 2016 and revised to include conditions of approval.
2. Plans shall be constructed in accordance with the Certificate of the Secretary of Energy and Environmental Affairs on the Single Environmental Impact Report (EOEA Number: 14610) dated September 13, 2013 for Norton Commerce Center.
3. Plans shall be updated to include plantings labeled "SR" in the plant list.
4. Site lighting shall be reduced in accordance with Article XX – Lighting Section 20.3 -Objectives and Standards, between 11:00 p.m. to 6:00 a.m., as appropriate with personnel levels in the building.
5. Proposed signs shall be constructed in accordance with Town of Norton Zoning Bylaw, Article VIII – Signs.

6. Detail of the retaining wall shall be provided to the Building Commissioner prior to the issuance of a Building Permit.
7. Screen walls shall be constructed in accordance with renderings of the screen wall, dated February 14, 2016 prepared by Jacobs Engineers.
8. Trucks entering and exiting the site (Commerce Way entrance) shall do so via the southerly approach to Commerce Way through Taunton. Trucks accessing the site from I-495, whether coming from the northerly or southerly approach, shall do so via Exit 9 in Taunton. This condition will help preserve the primarily residential nature of South Washington Street, north of the Commerce Street intersection (condition of approval from June 16, 2015 Special Permit/ Site Plan Decision).
9. Construction Inspections shall occur by the Planning Board's consulting engineer upon the commencement of construction, at the expense of the applicant, to ensure compliance with all relevant laws, regulations and Planning Board-approved Site Plan specifications.
10. A pre-construction meeting shall occur with the applicant, Town staff and the consulting engineer prior to the start of construction.

The following waivers were discussed and voted:

1. Article XV – Site Plan Approval, Section 15.7 – Submission Requirements: To allow site plans drawn at a scale of 1" = 40' where 1" = 20' is required.

MOTION was made by Mr. Miller to allow site plans drawn at a scale of 1" = 40' where 1" = 20' is required. Second by Mr. Beatty. Vote: Unanimous (7-0). MOTION CARRIES.

2. Article XX– Lighting – Section 20.3 – Objectives and Standards: To allow Lighting fixtures in excess of 20' in height (thirty feet (30') proposed) and to allow wall pack fixtures in excess of twenty feet in height (thirty feet (30') proposed).

MOTION was made by Mr. Beatty to allow Lighting fixtures in excess of 20' in height (thirty feet (30') proposed) and to allow wall pack fixtures in excess of twenty feet in height (thirty feet (30') proposed). Second by Mr. Burgess. Vote: Unanimous (7-0). MOTION CARRIES.

MOTION was made by Mr. Burgess to Close the Public Hearing. Second by Mr. Beatty. Vote: Unanimous (7-0). MOTION CARRIES.

Findings were read aloud by Mrs. Haracz.

Findings:

After review of the information incorporated as part of the record, submitted written materials and oral testimony, including abutter comments, the Norton Planning Board applied the standards for approval of a Special Permit as stated in Section 10.10 and adopted this information to support its findings that:

1. A Site Plan and Special Permit application for a 200,000 s.f. warehouse facility with associated parking, loading, and utility infrastructure was approved for 20 Commerce Way by the Planning Board on June 16, 2015.
2. The applicant requested modification to the June 16, 2015 approvals be considered a minor modification, which did not require a public hearing and notification as required by M.G.L Chapter 40A, Section 9 and Section 11.
3. The property is located at 20 Commerce Way (Assessor's Map 25, Lot 84)
4. The project proposed consists of a 2-story, 152,072 s.f. building (Phase I: 123,968 s.f. and Phase II: 28,104 s.f.) with 208 parking spaces (Phase I: 156 parking spaces, Phase II: 52 parking spaces),

landscaping, lighting and infrastructure. The proposed building will be used by Alnylam Pharmaceuticals for office space, manufacturing space, mechanical rooms and warehouse/storage space.

5. The original site development required a ZBA variance for coverage in excess of 33% (38% approved), the modified site plan has a proposed coverage of 29%, which is in compliance with the Zoning Requirements for an Industrial Zoning District.
6. A Special Permit is required under Article IV – Use Regulations, Section 4.8, Special Permit for construction of an Industrial building in excess of 10,000 (152,072 s.f. proposed).
7. Site Plan approval is required under Article XV – Site Plan Approval, Section 15.3.2 Applicability – Non-residential use 2,500 s.f. or more of floor space or ten or more parking spaces.
8. A waiver of Article XV – Site Plan Approval, Section 15.7 – Submission Requirements: To allow site plans drawn at a scale of 1" = 40' where 1" = 20' is required and Article XX- Lighting – Section 20.3 - Objectives and Standards: To allow Lighting fixtures in excess of 20' in height (thirty feet (30') proposed) and to allow wall pack fixtures in excess of twenty feet in height (thirty feet (30') proposed).
9. Plans were revised to accommodate Planning Board concerns regarding stormwater, screening and enclosure of proposed "Tank Farm" and provided reduced impervious coverage from the original Planning Board Decision on file for this site.

Mrs. Haracz read aloud the Conditions of the Special Permit as stated above.

Mr. Fernandes said this meets Special Permit Criteria per Section 10.10 of the Norton Zoning Bylaw.

MOTION was made by Mr. Fernandes to grant Special Permit having met the criteria for a Special Permit. Second by Mr. Beatty. Vote: Unanimous (7-0). MOTION CARRIES.

Mrs. Haracz noted the Site Plan needs to be voted on/approved also.

MOTION was made by Mr. Fernandes to approve the Site Plan as submitted. Second by Mr. Beatty. Vote: Unanimous (7-0). MOTION CARRIES.

Mrs. Haracz said if it was agreeable to the Planning Board, she would like to delay the regular general business items with the Board permission to the end of meeting. The Planning Board agreed to this.

7:30 P.M. PUBLIC HEARING – Continued from 2/9/16
New England Ice Cream
Site Plan & (3) Special Permits

First Hearing Date: February 9, 2016
Adv.: Jan. 26, 2016 & Feb. 2, 2016
Abut: Jan. 22, 2016

Document(s) presented to the Planning Board:

1. *Correspondence dated February 23, 2016, addressed to Beth Wierling, Director of Planning & Economic Development, from Deputy Chief Dave Myles, Norton Fire Department, Re: 1 Arnold Palmer Blvd.*
2. *Letter dated February 23, 2016, addressed to Beth Wierling, Director of Planning & Economic Development, from David A. Mackwell for David N. Kelly, Kelly Engineering Group, Inc., Re: Response to Comments: Jennifer Carlino, Town of Norton, Conservation Agent, re: New England Ice Cream, 1 Arnold Palmer Boulevard, with accompanying "Grading Sketch #1, dated 2/23/16"*
3. *Memorandum dated February 22, 2016, addressed to Beth Wierling, Director of Planning & Economic Development, from Jennifer Carlino, Conservation Agent, Re: 1 Arnold Palmer Blvd.*

4. *Letter dated February 19, 2016, addressed to Beth Wierling, Director of Planning & Economic Development, from Matthew J. Crowley, PE, Project Engineer and Greg E. Lucas, PE, PTOE, Project Manager, BETA Engineering, Re: 1 Arnold Palmer Boulevard – New England Ice Cream Peer Review*
5. *Correspondence dated February 18, 2016, addressed to Planning Board, from Beth A. Wierling, Director of Planning & Economic Development, Re: Site Plan & Special Permits: 1 Arnold Palmer Blvd., New England Ice Cream; File #: SP/SITE- 463*
6. *Plan: Mansfield Avenue, Route 140, (Plan to accompany S.W.P.P.), dated 2/16/16, prepared for Campanelli Development, Arnold Palmer Boulevard, Norton, MA, prepared by Kelly Engineering Group, Inc. Braintree, MA*
7. *Document: “Response to Comments – Miscellaneous Information, dated 2/16/16, Mansfield Avenue, Norton, MA, prepared for Campanelli Freetown Land LLC, Braintree, MA; prepared by Kelly Engineering Group, Inc., Braintree, MA”*
8. *Plan: Campanelli Development LLC, Mansfield Avenue, Norton, MA, “Fire Access Exhibit”, dated 2/16/16, prepared by Kelly Engineering Group, Inc., Braintree, MA*
9. *Letter dated February 5, 2016, addressed to Campanelli Companies, c/o Richard Halverson, from Charles Gross, Manager, CHG Geotechnical Engineering, Re: Geotechnical Engineering Investigation, New England Ice Cream, Mansfield Avenue (Route 140), Norton, MA*
10. *Site Development Plans for Mansfield Avenue, Norton, MA, dated January 15, 2016, prepared by Kelly Engineering Group, Inc., Braintree, MA, Owner/Applicant: Campanelli Freetown Land LLC, Braintree, MA*

Special Permits:

- (1) To allow a warehouse, storage and distribution facility in a Commercial Zoning District (Section 4.5 Use Regulations, Industrial Uses)
- (2) To allow construction of an Industrial building which equals or exceeds 10,000 s.f. in area (Section 4.8 Use Regulations)
- (3) Movement of earth materials in excess of 500 CY (Article IX – Movement of Earth Materials).\

Site Plan: Section 15.3.2: sites two-thousand, five hundred square feet (2,500 s.f.) or more of floor space or ten (10) or more parking spaces require site plan approval).

It was noted Mr. Daly, who was absent from the previous meeting, reviewed Minutes of Meeting of the last meeting.

Mr. Rick Halverson of Campanelli Companies thanked the Town of Norton, Beth Wierling, the neighbors, and TPC for their support.

Mr. Halverson said they were working on a tight timeframe. He referenced curb cut and stated Mass DOT will not take a look at project until Planning Board process is complete.

Mr. Halverson reviewed changes to the plan from the previous meeting, indicating the building has been reduced in size from 66,089 s.f. to 57,482 square feet with 19,083 s.f. proposed for future development. The warehouse and office was moved away for abutters; it is 30' away from abutters from prior submittal. The driveway will be moved an additional 10' toward New England Ice cream away from the abutters. y.

Kelly Engineering Group, representing New England Ice Cream, displayed rendering of proposed building to the Planning Board. It was noted there is currently a 40' screen of existing trees. There is

also a sound fence/barrier on rooftop to stop visual effects to residents. This plan was developed as a result of meeting with the residents of the mobile home park, directly next door. Lights will be shielded to reduce glare towards neighbors. The proposed project includes 85 parking spaces which exceeds the code requirement.

Mr. Fernandes inquired about his concern of tractor trailer trucks located in back of building for loading, etc.

Mr. Ginsberg, new England Ice Cream, indicated they have neighbors to the north and want to be a good neighbor, so they have proposed building a sound fence would be the right thing to do and he is willing to do it, but it is expensive.

David Mackwell, of Kelly Engineering, referenced the February 19, 2016 letter from BETA Group. Two items in BETA letter may need a waiver, however, most of comments were addressed.

The two items being:

- 1) Z3 on page 4 of BETA letter; requirement in Zoning Bylaw for driveway to be 50' wide; 30' wide determined to be appropriate.
- 2) On same page regarding earth movement, a special permit would be required.

Matt Crowley, BETA Group, Inc. performed a subsequent review and referenced the letter dated February 19, 2016. Mr. Crowley stated it was not his intention to go item by item, but would discuss the major items. The proposed earthen berm was not shown on plan; SW19-specifically not recommended in proximity to vernal pools so that should be revised and T9-handicapped parking spaces.

Response from Mr. Mackwell was that they were not aware it wasn't on the set of plans provided to BETA Group. Berm could be six feet or so with landscaping on top and at sides of it. It appears to be 20 feet from base of berm to where driveway is. It would be about 100' from mobile home park.

Mr. Daly asked about snow storage/removal, where it would be located, and would there be enough room for it?

Mr. Mackwell responded there would be enough room for it and would show it on the plan.

Mr. Mackwell said the vernal pool is a critical area. Their storm water management area is greater than 100' from vernal pool and standard quoted is if you are discharging to or near a vernal pool; their storm water goes around the entire thing. If BETA Group or Conservation Commission feels 130' is not far enough away, they would ask what would be far enough away, and would offer other design alternatives if needed. They did document in a memo to Ms. Wierling of their position on that issue. In their opinion it makes it not applicable.

Ms. Wierling indicated she received that memo about 6:30 P.M. this evening and gave it to BETA Group.

Mr. Mackwell noted four parking stalls, which was a previous question by the Planning Board, and they do meet ADA now (8 feet).

Regarding stormwater management, Mr. Crowley said he was not sure if 130' would be sufficient or not and would defer to the Conservation Agent regarding this.

Mrs. Haracz said Conservation Commission still has concerns about vernal pools. She asked why there was a wet basin planned instead of an extended detention basin?

Mr. Mackwell responded that materials used to construct are identical and makeup of pond the same.

Mrs. Haracz asked if there was an alternate method?

Mr. Mackwell's response was that it would be an added expense to project. It was approved by BETA Group but it is an option. They are at 130'; which is far enough away.

Mr. Crowley noted a raingaurd and concern would be the migration of amphibians. Issue is the water that may stand in the basin may be toxic to animals.

Mr. Mackwell responded there has been no design of a rainguard; water quality from a proprietary stormwater device prior to entering and making pond water level, or could put a preventative barrier for any amphibians for entering.

Members asked for the applicant to review the proposed basin with BETA Group and the ConCom to create an alternative method. The applicant agreed.

Ms. Wierling said a detail of retaining wall needs to be added to plan.

Mr. Daly said he still had the concern of piling of snow and the issue of employees walking to the trash compactor. Mr. Gingsberg responded he had no concern with that.

Mr. Mackwell said a letter from the Fire Chief was received late today regarding turning radius and a concern of Fire Chief. Mr. Mackwell indicated, upon placement of paving, he would invite the Fire Department to bring a truck to the site to confirm sufficient turning radii.

Mr. Crowley said he was in agreement with Fire Chief and said overhang from model truck does go over curb line.

Mr. Mackwell stated they can tweak curb line. They have done that successfully in various places. It was noted any modification would be minor (approximately a one foot change).

Mr. Daly spoke of potential future expansion, and referenced sound barrier change of size if expansion occurred.

Mr. Mackwell said there is a maximum amount of flexibility; a low intensity use.

Ms. Senior said the Planning Board had asked for movement of building and said she did not hear that discussed this evening.

Mr. Mackwell said they did move building and are rearranging driveway.

Mrs. Haracz asked if anyone from the audience wished to comment or had questions regarding this.

Mr. John Hurd, current resident of Norton Estates, thanked everyone involved in this process. He referenced the 10' high sound barrier, and he and the other residents of their board of trustees are pleased as well as pleased with proposed sound barrier on roof, in addition, the glare has been reduced and low growth brush added to help with impacts to abutters. Mr. Hurd was pleased with the potential to bring additional jobs to Town residents also. They worked hard to try to resolve issues.

Mr. Stephen Beckert, owner of Norton Mini-Golf, who leases the property, said they were happy to see this business coming into Town. Their business does not open until 11 a.m. and biggest issue is where property line is and where the sign is; it is shown in different places on different plans. Rob DeMarco of Campanelli said he will work with Mr. Beckert. Mr. Beckert said the landlord of this property could not make this meeting this evening. The sign/location was shown to Planning Board where there is a question. Mr. Beckert said he is sure this business will be a nice neighbor.

Mrs. Haracz said stormwater is the other issue.

Ms. Wierling said stormwater can be resolved and Fire Department will also be involved with this process.

Mr. Daly asked what constructions hours would be?

It was noted they would be 7 a.m. to dusk. Discussion ensued on hours to start at 8 a.m. on Saturdays.

Mrs. Haracz referenced a sound wall condition; detail of two sound walls (one on roof also).

It was noted detail on retaining wall also needed.

Mrs. Haracz referenced the waivers:

1. **Article XVIII, Section 18.5.1: To waive the Buffer area requirements.** To waive the buffer area requirements per Article XVII, Section 18.5.1 and allow buffer area to be constructed as shown on the approved site plan.

MOTION was made by Mr. Beatty to waive the buffer area requirements per Section 18.5.1 and allow buffer area to be constructed as shown on the approved site plan. Second by Mr. Burgess. Vote: Unanimous (7-0). MOTION CARRIES.

2. **Article XVIII, Section 18.6.2: Perimeter and Interior Landscaping and Article VII, Section 7.5.c Parking Requirements, Non-residential.** To waive requirements of Section 18.6.2 and 7.5.c, and allow landscaping to be provided as shown on the approved site plan.

MOTION was made by Mr. Beatty to waive requirements of Section 18.6.2 and 7.5.c, and allow landscaping to be provided as shown on the approved site plan. Second by Mr. Burgess. Vote: Unanimous (7-0). MOTION CARRIES.

3. **Article VII, Section 7.10 – Industrial Driveway Widths.** To allow the driveway width to be 30' where 50' is required for a two-way, Industrial drive-way.

MOTION was made by Mr. Beatty to waive requirements of Section 7.10, and allow driveway width to be 30' where 50' is required. Second by Mr. Burgess. Vote: Unanimous (7-0). MOTION CARRIES.

Mrs. Haracz noted the waivers were approved.

MOTION was made by Mr. Beatty to close the Public Hearing. Second by Mr. Burgess. Vote: Unanimous (7-0). MOTION CARRIES.

Findings

Mrs. Haracz read aloud the "Findings":

After review of the information incorporated as part of the record, submitted written materials and oral testimony, including abutter comments, the Norton Planning Board applied the standards for approval of a Special Permit as stated in Section 10.10 and adopted this information to support its findings that:

1. Special Permit and Site Plan applications for construction a 57,482 s.f. building with 85-parking spaces, landscaping, stormwater management and other infrastructure, with an additional 19,083 s.f. proposed for future warehouse expansion on Mansfield Avenue (Assessor's Map 9, Lot 292) was submitted to the Planning Board on January 19, 2016.
2. The proposed project is located in the Commercial Zoning District, on part of a 79.91-acre +/- vacant lot at 1 Arnold Palmer Blvd. (Assessor's Map 9, Lot 292), which will be subdivided to create a 12.3-acre +/- lot with frontage on Mansfield Avenue. The proposed project will be a distribution facility and headquarters for New England Ice Cream, which will include frozen food, milk and dry foods storage components and a corporate office.
3. A Special Permit is required under Section 4.5 Use Regulations, Industrial Uses: To allow a warehouse, storage and distribution facility in a Commercial Zoning District.

4. A Special Permit is required under Section 4.8 Use Regulations: To allow construction of an Industrial building which equals or exceeds 10,000 s.f. in area.
5. A Special Permit is required under Article IX – Movement of Earth Materials: Movement of earth materials in excess of 500 CY.
6. Site Plan approval is required under Article XV.
7. Waivers are required from Article XVIII, Section 18.5.1: To waive the Buffer area requirements; Article VIII, Section 18.6.2: Perimeter and Interior Landscaping and Article VII, Section 7.5.c Parking Requirements, Non-residential; and Article VII, Section 7.10 – Industrial Driveway Widths. To allow the driveway width to be 30' where 50' is required for a two-way, Industrial drive-way.
8. The applicant revised plans to accommodate Planning Board and abutters concerns regarding noise and visual impacts to the abutting Norton Estates development.
9. The applicant decreased the building in size, moved the access drive farther away from the property line, added a large sound wall on the northerly side of the property, added rooftop screens to shield the refrigerator units, the trash compactor was moved away from the northerly side of the site and shields were added to the lights to reduce glare on the northerly side of the property.
10. Supplementary information was provided to meet stormwater management and erosion and sediment control requirements, and the applicant agreed to work with the Agent for the Conservation Commission and BETA Group, Inc. to modify the proposed Stormwater Management Pond which is in proximity to the vernal pool.

It was determined the Special Permit criteria has been met, including, but not limited to, sound mitigation.

SPECIAL PERMIT #1:

MOTION was made by Mr. Fernandes to grant a Special Permit to allow a warehouse, storage, and distribution facility in a Commercial Zoning District, Section 4.5, Use Regulations, Industrial Uses and determined that the application would satisfy the requirements of the Norton Zoning Bylaw Section 10.10. Second by Mr. Daly. Vote: Unanimous (7-0). MOTION CARRIES.

SPECIAL PERMIT #2:

MOTION was made by Mr. Fernandes to grant a Special Permit to allow construction of an Industrial building which equals or exceeds 10,000 s.f. in area, Section 4.8, Use Regulations, and determined that the application would satisfy the requirements of the Norton Zoning Bylaw Section 10.10 and 4.8. Second by Mr. Daly. Vote: Unanimous (7-0). MOTION CARRIES.

SPECIAL PERMIT #3:

MOTION was made by Mr. Beatty to grant a Special Permit to allow Movement of Earth Materials in excess of 500 CY, Article IX and determined that the application would satisfy the requirements of the Norton Zoning Bylaw Section 10.10 and 4.8. Second by Mr. Burgess. Vote: Unanimous (7-0). MOTION CARRIES.

SITE PLAN:

MOTION was made by Mr. Beatty to approve as required under Article XV – Site Plan Approval, the Site Plan titled “Site Development Plans for Mansfield Avenue” prepared by Kelly Engineering Group, Inc., dated January 15, 2016, and revised to incorporate conditions of approval as stated above. Second by Mr. Burgess. Vote: Unanimous (7-0). MOTION CARRIES.

A. Report of the Planning Board

Nothing was discussed.

B. Planning Board Business and Policies

Nothing was discussed.

C. Approval of Minutes

MOTION was made by Mr. Fernandes to approve the Planning Board Minutes of Meeting, dated February 9, 2016, as written. Second by Mr. Burgess. All Members voted In Favor Of Motion, except for Mr. Daly who voted "present".

D. Bill and Warrants

MOTION was made by Mr. Beatty to approve Planning Board Bills and Warrants in the amount of \$4,968.17. Second by Mr. Burgess. Vote: Unanimous (7-0). MOTION CARRIES.

ADJOURNMENT

MOTION was made by Mr. Beatty to Adjourn at 9:15 P.M. Second by Mr. Burgess. Vote: Unanimous (7-0). MOTION CARRIES.

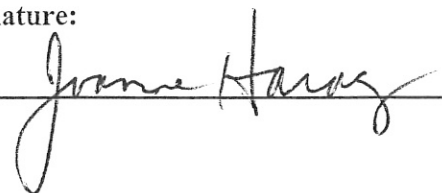
Respectfully Submitted by:

Janet A. Sweeney
Planning Board – Recording Secretary

Minutes Approved by Committee on: _____

5/24/14
(Date)

Signature: _____



Chairman: _____

