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**Town of Norton Planning Board
Meeting Minutes
March 22, 2016**

Call to Order/General Business

The March 22, 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. George Burgess; Mr. Pat Daly; Mr. Joseph Fernandes; and Ms. Cheryll-Ann Senior. Also present: Beth A. Wierling, Director of Planning & Economic Development and Janet Sweeney, Recording Secretary.

A. Endorsement – ANR:

Mansfield Avenue, Assessor's Map 9, Lot 292 (New England Ice Cream)

Documents presented to Planning Board:

- 1. Memorandum from Beth A. Wierling, Director of Planning & Economic Development, dated March 17, 2016, addressed to Planning Board, RE: ANR-Form A: Mansfield Avenue – Assessor's Map 9, Lot 292*
- 2. Form A – Application for Endorsement of Plan Believed Not to Require Approval Addressed to Planning Board of the Town of Norton from Campanelli Freetown Land LLC*

Steve Horsfall of Campanelli Company said there were 67 acres and front lot with 12 acres of land. Campanelli owns this property until New England Ice Cream purchases it.

Ms. Wierling indicated the existing 79.91-acre property is located within the Commercial Zoning District, noting the applicant proposes to create Lot 1-A2 (12.23 Acres) from the existing 79.91-acre property leaving remaining land in Lot-A1 (67.68-Acres). Ms. Wierling stated all lots shown on the plan meet the requirements for endorsement as an ANR plan and recommends the Planning Board endorse the Plan as submitted.

MOTION was made by Mr. Beatty to Approve Endorsement – ANR: Mansfield Avenue, Assessor's Map 9, Lot 292 (New England Ice Cream). Second by Mr. Daly. Vote: (7:0:0) Unanimous. MOTION CARRIES.

B. Discussion: East Hodges Street (Map 36, Parcels 6, 144, 145, & 146)

Common Driveway – 4 Single-family houses

Documents presented to Planning Board:

- 1. Correspondence from Shane M. Oates, CONECO Engineers & Scientists, Senior Project Manager – Engineering, addressed to Ms. Beth Wierling, Director of Planning & Economic Development, dated March 17, 2016, Re: East Hodges Street (Map 36, Parcels (4, 144, 145, & 146) – Informal Planning Board Meeting Request – East Hodges Street, Norton, MA*
- 2. Site Development, East Hodges Street, Norton, MA, prepared on 3/22/16, by CONECO Engineers & Scientists*

Shane Oates, Senior Project Manager – Engineering, CONECO Engineers & Scientists, discussed the project indicating a version had been presented to the Planning Board in the past referencing lack of drainage analysis and indicated Planning Board denied this project for lack of info. Mr. Oates stated he was not sure exactly what happened as they were not the original engineers. Mr. Oates indicated their client wanted to bring this back to life and would like to get a feel for the Planning Board's thoughts on the proposed project. Mr. Oates noted that according to the Town's going Bylaw, a common driveway cannot be in excess of 500 feet; the common driveway is approximately 980 feet in length and after a meeting with Ms. Wierling and the Deputy Fire Chief, the width of the driveway was increased from 12 feet to 20 feet, with a full depth pavement to support fire trucks. Conservation Commission will have a large say with this project as there is a perennial stream running through the site; they are applying for a limited status with Conservation Commission. In addition, there is a vernal pool within an associated buffer and a lot of wetlands. Water services would be from East Hodges and the Deputy Fire Chief indicated he would like houses sprinkled considering length of common driveway. Mr. Oates also indicated in response to a member question that he anticipated lighting would likely be added due to the length of the driveway. In previous discussions, there were some issues of associated with a culvert and historical flooding. Mr. Oates did not think their client would have an issue looking at culvert and analyzing it. If culvert is in disrepair, possibly culvert can be repaired and client would be ok with that.

An aerial photo of the site was shown to the Board. The previous submission left off stormwater; they will do full stormwater management on site because of Conservation Commission. Mrs. Haracz indicated it would probably be beneficial to talk to Conservation Commission first.

Mr. Oates responded the reason they are here this evening is to get a "temperature" of the Planning Board before going to Conservation Commission. He said meeting with Conservation Commission would be on a limited project status.

Mrs. Haracz believed the length of the shared/common driveway is a safety issue for Fire Department.

Ms. Wierling said she met with Mr. Oates, the Deputy Fire Chief, and Conservation. This is a complicated project because the applicant would not want to waste time and money to go to ConCom if Planning Board is not at least ok with the concept.

Mrs. Haracz asked if the Water Department was contacted?

Ms. Wierling said Water Dept. would want it looped and, if a fire hydrant was installed, who would maintain it, and how does that impact the Town?

Mrs. Haracz said, in her perspective, there are safety issues present.

Mr. Burgess said there were a lot of potential problems; the length of the common driveway and concern of flooding in that area; he asked if they have spoken to any abutters yet?

Mr. Oates replied he has not personally spoken to abutters, but there have been previous discussions with them noting he did not believe the project would make flooding worse.

Ms. Senior noted everything behind houses is upland area.

Ms. Senior said the last time this was present, draining and flooding were issues and applicant never came back before the Board.

Mr. Fernandes said flooding is happening now and Mr. Oates is required to show this will not make it worse, and to add some paving would help it because drainage would need to be added to the project. It may be a way to take a bad situation and improve it; but not to add to problem. Mr. Fernandes wanted to make Mr. Oates aware that by the time he comes back before the Board, three of the Planning Board members will not be on the Board due to the upcoming election. Mr. Fernandes noted at the end of the day, the Planning Board is going to see these types of plans more often; all good land is mostly gone in Town. If people want to develop their land, they have a right to inquire/try to do so.

Mr. Oates indicated they will send some sketches to Deputy Fire Chief.

Mrs. Haracz stated she could not provide a definite answer at this time to Mr. Oates regarding the comfort level of the entire Planning Board regarding this proposed project.

Mr. Oates thanked the Planning Board for their time.

C. Report of Planning Board

Norton Self Storage:

Planning Board members asked for an update on the Norton Self Storage project located at 316 Est Main Street. Ms. Wierling noted that Craig Larson, owner's/representative, forwarded copies of digital plans and she is now able to contact a peer reviewer to compare the as-built plan to the approved site plan. Ms. Wierling indicated she has had discussions with Mr. Larson regarding procedures, noting that Mr. Larson did not want to wait until the plans have been reviewed by a consulting engineer to move forward with changes at the site, specifically landscaping; Mr. Larson would like to do landscaping at his own risk. There was concern of the berm that was approved and she told him it was not the wisest choice to move forward without Planning Board's approval.

Mrs. Haracz said berm is in place for shielding of headlights of vehicles.

Ms. Wierling indicated to Mr. Larson to wait until the as-built plans are reviewed.

Mrs. Haracz said the only "stick" the Planning Board has is the occupancy permit to the building. Therefore, if project does not meet plans, then the Building Inspector would hold off on occupancy permit.

Ms. Wierling communicated there was some confusion which plan was the most recent, but that was resolved.

Mr. Fernandes said they were also looking to soften the long stretch and siding of building.

Mrs. Haracz said it appeared project was underperforming.

Ms. Wierling noted she was working with BETA Group.

Mr. Miller said there was also the potential of housing of someone with the proposed apartment.

60 Commerce Way:

Ms. Wierling indicated she received an email from Mark Dibb, Condyne Engineering, accompanied by two plans for 60 Commerce Way. The Planning Board approved a 100,000 square foot warehouse building a few years back at the site. Condyne is looking to reduce footprint and impervious coverage at the site; they would have to go through Conservation. Mr. Dibb is looking for a modification to the approved site plan/special permit. Ms. Wierling asked the Planning Board if they wanted Condyne to advertise for a public hearing or consider it a minor modification of a special permit?

Mrs. Haracz indicated the previously approved plan did not have issues with abutters. Mr. Beatty said there was some problem with the original building. Mrs. Haracz said this had to do with the vernal pool and is the reason they are going back to Conservation.

Mr. Daly believed they should advertise it so there are no issues. Mr. Miller asked about any abutters? Mrs. Haracz responded she believed they trigger abutters on Hill Street. Mrs. Senior said it is especially important to notify abutters if it is a 24-hour operation. Planning Board unanimously agreed to having them hold a Public Hearing and to also advertise.

Mrs. Haracz said there would be an increase of truck traffic in area also.

Release of Peer Review Funds:

Ms. Wierling said there was a Request of Release of Funds for Peer Review: Norton Solar and 60 West Main Street - Garrett's Shoppes.

MOTION was made by Mr. Burgess to release remaining unused balance regarding Request of Release of Funds for Peer Review: Norton Solar and 60 West Main Street – Garrett's Shoppes. Second by Mr. Beatty. Vote: Unanimous (7-0). MOTION CARRIES.

D. Planning Board Business and Policies

It was noted meetings of the Planning Board were already scheduled through June 2016.

E. Approval of Minutes

No Minutes were reviewed/approved.

F. Bills and Warrants

MOTION was made by Mr. Beatty to approve Planning Board Bills and Warrants, dated March 22, 2016, in the amount of \$3,462.10. Second by Mr. Burgess. Vote: (7:0:0) Unanimous. MOTION CARRIES.

Adjournment

MOTION was made by Mr. Burgess to Adjourn at 7:50 P.M. Second by Mr. Daly. Vote: Unanimous (7-0). MOTION CARRIES.

Respectfully Submitted by:

Janet Sweeney
Planning Board – Recording Secretary

Minutes Approved by Committee on: 6/21/16
(Date)

Signature:

Joanne Haracz

Chairman: JOANNE HARACZ