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Planning Board Meeting Minutes November 15, 2016

7:15 P.M. Call to Order

The November 15, 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. Member(s) Present: Joanne Haracz, Chairman; Mr. Edward Beatty; Mr. Patrick Daly; Mr. Frank Durant; Mr. Joseph Fernandes; and Mr. Stephen Jurczyk. Absent: Mr. Frank Durant, Mr. Christopher Barrows, and Mr. Edward Beatty.

General Business

A. Site Plan & Special Permit Modification: 60 Commerce Way - Ryder Truck

Mrs. Haracz said this was approved for a prior Special Permit and she spoke to Mark Dibb, of Condyne Engineering, and Jennifer Carlino, Conservation Agent, regarding modifying the site. Vernal pools were a critical issue and they requested an extension to the Board's next meeting, which is December 6, 2016.

7:20 P.M. PUBLIC HEARING - (Continued from the November 1, 2016 mtg.) 46 Commerce Way - NOAA

Special Permit: Section 4.8 Use Regulations: To allow the construction of an industrial building which equals or exceeds 10,000 s.f.

Site Plan: for a 12,000 s.f. Footprint office for the National Oceanic and Atmospheric Administration (NOAA) with lighting, landscaping, parking and infrastructure

Public Hearing was opened.

It was noted Condyne had a meeting with NOAA, but has not finalized the plans, and asked for extension of this until December 6, 2016.

MOTION was made by Mr. Daly to continue Public Hearing - 46 Commerce Way - NOAA to December 6, 2016, at 7:25 P.M. Second by Mr. Fernandes. Vote: Unanimous. MOTION CARRIES.

Mr. Daly referenced the NOAA facility, and asked how many times they are able to request an extension/have a continuance until they need to refile?

Mrs. Haracz responded she did not think they need to refile. There was no rep that was present for the first meeting. It is a federal facility and need to do something by end of the fiscal year.

Mr. Fernandes asked if any information was provided on October 25, 2016?

Mrs. Haracz responded no info was provided at that time.

B. Approval of Minutes
Sept. 20, 2016

MOTION was made by Mr. Jurczyk to approve the Planning Board Minutes, dated September 20, 2016. Second by Mr. Fernandes. Vote: Unanimous. MOTION CARRIES.

C. Bills and Warrants

It was noted this amount included payroll which was being approved in arrears.

MOTION was made by Mr. Daly to approve Bills and Warrants in the amount of \$1,293.80. Second by Mr. Fernandes. Vote: Unanimous. MOTION CARRIES.

D. Planning Board Business and Policies:
. 2017 Meeting Dates - January, February, March

Mrs. Haracz noted the next Planning Board meeting is scheduled for December 6 and the Board will also need to schedule other future meetings. It was discussed the future meetings will be held on January 3 and 17; and February 7 and February 21, 2017.
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Mrs. Haracz stated New England Ice Cream was looking for a Certificate of Occupancy and Ms. Carlino, the Conservation Agent, was assisting to some degree. The consultant engineer, Beta Engineers, is working with applicant, so she needed to speak to Beta to see where they stand. She believed they are close to being done. All conditions are to be met/implemented before Certificate of Occupancy is provided.

Mr. Jurczyk said the exterior of the building looks near completion. He also noticed some landscaping was being done.

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Mrs. Haracz referenced a letter she received, dated October 26, 2016, from a company, CBRE, regarding Section 106 Public Outreach, "MA-0030", 0 & 15 South Washington Street, Norton, MA, soliciting input concerning a proposed telecommunications facility at 0 & 15 South Washington Street. They are requesting comments with regards to any potential impacts on historic architectural and/or archaeological resources. Also, the other issue is regarding a request for a lease for a variance but the Town's zoning bylaw does not allow for these variance and zoning would need to be amended to allow cell tower in a residential area.
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Mrs. Haracz referenced a letter from Kelly Murphy regarding obtaining a physical address for the River Crossing Condominium Association located at Spring Lane, Country Circle, and Edgewater Drive, in order to have mail delivered to the physical location instead of a post office box. Mrs. Haracz stated this will require some investigation. Typically, the Fire Department would issue street numbers and this was before her time on the Planning Board. She will call Fire Department to find out more about this.

Mr. Jurczyk said this requires a physical address to the Condo Association.

Mr. Fernandes said it appears they also have an existing mailhouse structure.
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Mrs. Haracz provided an update on the open Town Planner position. She and Mr. Beatty are involved in this process, as well as the Town Manager. There were not a lot of candidates for this position. One of the few candidates was a planner, but with no town experience. They need to have further discussions with the Town Manager.

Also, the Planning Board Department secretary, Phyllis, has physically retired, however, she is staying on temporarily in a very part-time position while they look for a Planning Board secretary.

Mr. Daly asked if headhunters could be used for this type of town planner position?

Mrs. Haracz responded it could be possible, however, it would cost money to do so.

Mrs. Haracz said hopefully they will hire someone soon.
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Mr. Jurczyk inquired about the Norton Self Storage status?

Mrs. Haracz said they are supposed to submit a request for a modification of site plan but she believed that has not happened; she is not sure where it stands.
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At the Board's next meeting, keeping of chickens will be on the agenda, as well as the Public Hearing they continued this evening.

Mrs. Haracz asked person who was in the audience Jh: to person in audience

Mr. Greg Vincent of 23 Reservoir Street was in audience and wanted to advise he did not see an agenda posted for the November 1, 2016 Planning Board meeting, however, he did see the posting for this evening. He stated there is already a real estate listing for 22 Reservoir Avenue and 79 Reservoir Street.

Mrs. Haracz stated she believed there was an existing listing there for a long time.

Mrs. Haracz stated it appears he was referring to proposed rezoning for Fall Town Meeting; she noted there was no new discussion regarding this.

Mr. Vincent referenced the Smith family property; a proposal there for restaurant and condominiums.

Mrs. Haracz stated nothing was officially submitted to the Planning Board.

Mrs. Haracz said for any zoning bylaw, the Board is required to hold public hearings on rezoning. Before the Town takes any type of action, they need to hold these public hearings and advertise this, etc.

Mr. Vincent stated he sent a request in August to find out when it was rezoned to commercial (near Wheaton College); it was R-40 when he purchased it. It is still listed as R-40 in Assessor's Office and he cannot find any change to this from 1997 to now, and never found rezoning from that land. How does he obtain an answer to that? It was colored in on a map and no evidence of it ever being rezoned; not sure why Wheaton would want to rezone it from R-40 to commercial. Therefore, he questioned whether it is truly commercial and he was never notified and it was not posted. He said even his neighbors do not recall this happening. He started this initial process at Town Clerk's Office.

Mrs. Haracz stated this requires more research and the Planning Board does not have the staffing at this time.

Mr. Vincent said before something is brought forward, he asked the Board to please look into it carefully.

Mr. Daly recommended he may want to attend the Board of Selectmen's meeting and/or contact the Board of Selectmen.

Mr. Vincent stated he already spoke to the Town Manager, Mr. Yunits regarding this.

Adjournment

MOTION was made by Mr. Daly to Adjourn at 7:47 P.M. Second by Mr. Fernandes. Vote: Unanimous. MOTION CARRIES.

Respectfully Submitted by:

Janet Sweeney
Planning Board - Recording Secretary

Minutes Approved by Committee

on: 3/7/17
(Date)

Signature: _____ Chairman: _____