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Planning Board
Meeting Minutes
February 21, 2017

7:15 P.M. Call to Order

The February 21, 2017, 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. Joseph Fernandes; and Mr. Stephen Jurczyk. Absent: Mr. Frank Durant. Also present was Tabitha Harkin, Planning and Economic Development Director.

General Business

**A. Site Plan & Special Permit Modification: SP#454A 60 Commerce Way -
Ryder Truck**

It was noted they requested a continuance since they have not met with ConCom.

Mrs. Haracz said they will continue this to the March 7, 2017 agenda; no motion is needed since it is not a public hearing so not motion needed.

B. Discussion

- Proposed Zoning map Amendment for Mansfield Ave.

Documents Presented to Planning Board:

1. *"Draft - Article 3" - "Zoning Map Amendment - Commercial, Residential 40 and Residential 60 to Village Commercial Along a Portion of Mansfield Avenue, Freeman Street, Robinson Lane and Reservoir Street - Spring Town Meeting 2017"*
2. *Various documents related to Proposed Zoning Amendment for Mansfield Avenue: "Zoning Amendment Process"; "Dimensional Requirements"; "Principal Uses-4.3-Open Space, Agriculture and Recreational Uses"; "Principal Uses-4.5-Industrial Uses"; "Area for Rezoning"; Document listing Map ID#, ID, Site Address, and Owner Name.*

Ms. Harkin referenced the Section B tab in Board's binders, which held a number of materials including a draft article alongside a zoning map, and all parcels proposed.

Mrs. Haracz noted this was a two-part change. One to change existing commercial to village commercial and a few lots where they were suggesting to change R-60 to Village Commercial. They had comments from people from Reservoir Avenue; the change from R-60 to village commercial is more controversial. There was discussion of not changing R-60 to commercial or village commercial, but only changing from commercial to village commercial. Lot sizes were also referenced. Village Commercial does allow residential use in it. Some changes are the yard setbacks but maximum height of building is the same. The biggest change would be to allow single family and multi-family dwellings in village commercial. Anything above a single family is a special permit in village commercial; a lot of the uses are the same.

The Planning Board discussed removing R60 parcels from the original proposal. Mrs. Haracz referenced map; the R60 parcels numbered on the map as 30, 26, 27, and 28 would be removed. The recommendation would be to not include those parcels. Mrs. Haracz said they needed to clarify the parcel numbered 9-236 on map; possibly it is a typo that it is shown as residential? The bulk of that property appears to be commercial already. The Planning Board needs to put a notice in the newspaper and would want correct references and that would include those parcels.

Educational facilities were discussed in regards to the parcel owned by Wheaton College. Mrs. Haracz stated there were educational exemptions for zoning, so not sure how much jurisdiction they have over this (i.e., if they wanted to develop for a educational use?) The Town cannot fully regulate educational facilities.

Mr. Jurczyk asked if Wheaton College has owned those two parcels for a long time?

Mrs. Haracz responded that she was not sure how long they have owned those parcels.

Mr. Jurczyk asked when they would have the answer regarding the parcel #9-236 and clarify it? (It was found to be indeed, Commercially zoned)

Mrs. Haracz replied that they (the Planning Board) can state that they want to include that area; just want to ensure it is the right reference. Need to make a decision of what they should put forward. The formal hearing will be held on March 21, 2017.

Mr. Silver of 120 Plain Street, stated he owned land on 93 Mansfield Avenue and would like to see it become village commercial and have it pass through. He was present this evening to see what the status was.

Mrs. Haracz stated steps were being taken and they were trying to confirm which parcels were in notice and noted March 21 is the formal hearing on zoning.

Mrs. Haracz noted one parcel was also landlocked; R-40 parcel on map, #15 on map. Therefore, they may be including that one also. That parcel is Town-owned.

Mr. Fernandes said it appears we are simply changing commercial to village commercial.

Mrs. Haracz responded, yes, elimination of R-60 parcels.

Mrs. Haracz said it was a cleaner change.

MOTION was made by Mr. Jurczyk to recommend to eliminate the R-60 parcels identified as Map 9 Parcel 223, Map 16, Parcel 88 and 89; Map 16, Parcel 91 and remove those from the draft article of rezoning; with all others to remain. Second by Mr. Beatty. Vote: All In Favor, except for Mr. Fernandes who "abstained". MOTION CARRIES.

Mr. Daly said he will not be present for the March 21 meeting.

Mrs. Haracz said that was fine; they just need a regular quorum, it is not a special permit.

Mrs. Haracz stated the Planning Board's meetings of March 7 and 21 will both be held at the Norton Public Library; a larger room is needed because there may be many residents attending these meetings.

C. Report of the Planning Board

D. Report of the Planning & Economic Development Director

Ms. Harkin referenced a report she wrote (under "D" of the binder). She gave an update on the status of Special Permits under consideration including a shared driveway and Norton Self Storage, which are slated for the next Planning Board hearing. She noted she sent all materials out to departments for their comments. Ms. Harkin also spoke to BETA Engineers about scope of their peer review and the hearing for Self Storage will be March 7.

Mrs. Haracz said (Norton Self Storage) was not built to what they wanted.

Ms. Harkin said new landscaping plans were also submitted, etc.

Ms. Harkin also referenced 48 Island Road (appeal period complete) and provided other updates on New England Ice Cream, etc. She noted they are also working on a digitized GIS map for Town and SRPEDD provided a draft on that. Also, she is utilizing Twitter and Facebook for some updates. She was also hoping they would fill the three Planning Board open positions soon.

Mr. Daly wanted to confirm they Planning Board would be holding their next meeting at the Norton Public Library.

Ms. Harkin responded, yes, that was correct.

E. Approval of Minutes

MOTION was made by Mr. Jurczyk to approve the Planning Board Minutes, dated February 7, 2017, as amended. Second by Mr. Beatty. Vote: All In Favor of Motion except for Mr. Daly who voted "Present". MOTION CARRIES.

F. Bills and Warrants

MOTION was made by Mr. Beatty to approve Bills and Warrants in the amount of \$3282.79 Discussion: Mr. Beatty asked about some of the office supplies cost. Ms. Harkin said that cost was for her business cards and her nameplate. Second by Mr. Jurczyk. Vote: Unanimous. MOTION CARRIES.

7:25 PUBLIC HEARING - (Continued from the January 24, 2017 mtg.)
SP #466 46 Commerce Way - NOAA

Special Permit: Section 4.8 Use Regulation: 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

Documents Presented to Planning Board:

1. *Memorandum to the Planning Board, dated February 16, 2017, Re: Site Plan & Special Permit: 46 Commerce Way - NOAA, File #: SP466*
2. *Letter, dated February 16, 2017, addressed to Norton Planning Board, from Amory Engineers, P.C., Patrick G. Brennan, P.E., Re: 46 Commerce Way - Site Plan*
2. *Letter to the Planning Board, dated February 15, 2017, Re: 46 Commerce Way, Norton, MA 02766 (NOAA), from Mark Dobb, P.E., Condryne Engineering Group*

Mr. Jeff O'Neill of Condyne stated he was representing NOAA, 46 Commerce Way. "Condyne NOAA, Jan. 16, 2017: NOAA Rendering - Option 2" and aerial rendering shown.

This is a 12,000 square foot facility; total site is approximately 5.4 acres and NOAA is planning to relocate from their present Taunton facility which is across the street to this new facility. It is located next to Penske and down the street from Alnylam. The building architecturally will be brick on exterior and glass with some panels to break up the features. It will be 16 or 17 feet tall with two entrances off of Commerce Way with three physical entrances to the building. Mr. O'Neill showed plan of building. This building will have a full generator backup and inside will be an operations center, a small cafeteria area, break room, restrooms, and storage. All plans have been submitted and he was requesting a waiver on parking requirements. He noted they have required parking spaces with ten future spaces. Town consultants and engineers have no issues with parking.

Mrs. Haracz stated Planning Board has the ability to provide flexibility with parking. She noted there is space for parking available on grass, etc., and she believed this is the situation.

MOTION was made by Mr. Beatty to waive the parking requirement for NOAA and designate ten spots as a future plan. Second by Mr. Daly. Vote: Unanimous. MOTION CARRIES.

Mr. O'Neill said existing tower is 60 feet; zoning allows them to do a 65 foot tower. There is also an extra thick pad with a full lightning protection system as well.

Ms. Harkin said comments from Water and Sewer included a request for a more definitive plan for water; there is no PIV valve line on sprinkler line. This would need to be worked on and be added as a condition. Conservation Commission commented that even though work is outside the buffer zone, they want basin labeled.

Mr. O'Neill responded his engineer will need to advise what type of basin it is.

Mrs. Haracz referenced Mark Dibb's (of Condyne Engineering Group) comments and the letter of the Town's consulting engineer, Amory Engineers.

Mrs. Haracz referenced Amory Engineer's comments, including, but not limited to, parking; the size of parking. Also referenced was a spot grading issue.

Ms. Harkin noted all of these are noted on the revised plans already.

Mrs. Haracz continued reading Amory Engineer's comments regarding snow storage area, stormwater comments from Conservation to enhance stormwater treatment, including the bottom of basin to be loamed and seeded. Also noted was the concrete curb or concrete structure and size of 4" pvc sewer.

Ms. Harkin responded based on comments and revised plan, most water and sewer and Conservation Commission items have been met.

Mrs. Haracz noted water and sewer may not be entirely addressed.

Mr. O'Neill agreed and said Mrs. Haracz was correct.

Mrs. Haracz asked if Board members had any other questions or comments about this?

Mr. Beatty asked what the specific issues were with water and sewer?

Mrs. Haracz responded some issues were isolation gates, PIV valve on sprinkler line, etc.

Mr. O'Neill said the Norton Fire Department will work with them on where they want to locate the hydrant.

Mrs. Haracz said this should be an added condition regarding Fire Department/hydrant.

Mrs. Haracz asked if any member of audience had any questions or comments about this site plan?

No one from audience responded.

Mrs. Haracz noted there would be some conditions of approval. She was aware Mr. Daly was not present at the last meeting and they need five members to vote.

Mr. Daly stated he watched the video of the meeting.

Ms. Harkin said some conditions would be: requirement by Water & Sewer Commission; issuance of building permit, entering/exiting Commerce Way for southerly approach, and will add in fire hydrant location per Norton Fire Department.

Mr. Fernandes noted in the document provided by Ms. Harkin, it said there shall be outdoor storage, however, he believed it was a typo and should read, "there shall be **no** outdoor storage."

Ms. Harkin responded she will correct that error.

Mr. Daly asked if there was an existing shed?

Mr. O'Neill responded, yes, they have a concrete structure used for storage.

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

MOTION was made by Mr. Beatty to approve the Special Permit #466 for 46 Commerce Way, NOAA facility with conditions. Second by Mr. Jurczyk. Vote: Unanimous. **MOTION CARRIES.**

Site Plan vote of approval: NOAA

MOTION was made by Mr. Jurczyk to approve Site Plan as presented for NOAA facility at 46 Commerce Way. Second by Mr. Beatty. Vote: Unanimous. **MOTION CARRIES.**

Adjournment

MOTION was made by Mr. Daly to Adjourn at 8:10 P.M. Second by Mr. Jurczyk. Vote: Unanimous. **MOTION CARRIES.**

Respectfully Submitted by:

Janet Sweeney
Planning Board - Recording Secretary

Minutes Approved by Committee

on: 3/7/16
(Date)

Signature: Joanne Hara Chairman: JOANNE HARA