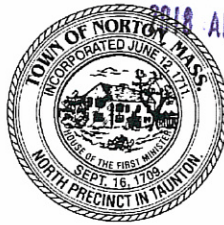


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Planning Board Meeting Minutes March 7, 2017

7:15 P.M. Call to Order

The March 7, 2017, meeting of the Norton Planning Board was held at the Norton Public Library 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. Also present was Tabitha Harkin, Planning and Economic Development Director.

General Business

A. ANR Plan - East Hodges Street

Ms. Harkin noted there was a memo from her along with the plans with application materials for this ANR property on East Hodges Street (Memo dated 3/7 from DPED)

Mr. Yarworth of Yarworth Engineering explained how the lots met the frontage requirements for endorsement.

Mrs. Haracz asked if anyone had questions about intent of ANR?

It appeared there were no questions from audience or Planning Board.

Mrs. Haracz stated the ANR meets the requirements for endorsement.

MOTION was made by Mr. Beatty to approve plan of land on East Hodges Street and Dean Street, prepared for East Hodges LLC, dated February 14, 2017. Second by Durant. Vote: Unanimous. MOTION CARRIES.

The Planning Board signed the ANR mylar. To endorse the plans.

Bills and Warrants

The total is \$3,840.56. Mrs. Haracz stated this amount included payroll, coverage for workshops for Ms. Harkin, and reimbursing Coneco Engineers for site plan review.

Upcoming chicken workshop was discussed.

Mr. Beatty asked what Coneco Engineers was related to?

Ms. Harkin responded funds were submitted incorrectly and related to site plan review.

MOTION was made by Mr. Beatty to approve Bills and Warrants in the amount of \$3,840.56. Second by Mr. Durant. Vote: Unanimous. MOTION CARRIES.

Special Permit - Norton Self-Storage

Ms. Harkin referenced Tab #1 in binder materials submitted to the record, a memo from her dated 3/7/17, and she reviewed history briefly. Basically, the application been submitted for a modification of an earlier special permit and detailed history attached to memo written by the former Director of Planning & Economic Development, Beth Wierling, and updated by Ms. Harkin. She noted the Site Observation Report, dated 4/12/16-4/20/16 by Beta Group which was the last site inspection conducted. Since then, the applicant has come in and they have not completed peer review for this project, so applicant wanted to come in tonight to open hearing and answer questions and as an information service to the Board.

Mr. Craig Larson, owners' representative from Norton Self Storage was present and indicated they wanted to sign an extension.

Ms. Harkin wanted to clarify he wanted to continue hearing?

Mr. Larsen stated he wanted to open the hearing; 65 days is running out.

Ms. Harkin responded 65 days is up.

Mr. Larsen said he would like to open hearing and obtain extension of first available date in April if possible.

Mrs. Haracz said the issue is that the Board will have a re-election as of April 25; she said she is not personally running for re-election, as well as Mr. Daly, and they are short one member. She was not certain if five members of the Board would be present. The requirement is to basically resubmit and the Planning Board has done this in the past; it does not require additional funding but clock will start ticking.

Mr. Larsen said he would like to sign an extension for 65 days.

Ms. Harkin explained they can continue as long as they have this first public hearing; no need for extension.

Mr. Larsen said some of the neighbors are in the audience as well. If hearing is opened, they can possibly hear public comments at least and to continue also. He noted he did submit some items this evening.

Ms. Harkin indicated to the Board the info from Mr. Larsen was in the manila folder.

Mr. Larsen explained this is a two-prong process. He has been working with the Building Inspector to finalize all items to do with mainly construction of building. Fire Department has come up with additional items; one being a radio repeater, so radios will work inside the buildings and that was not in the original permit. They had to order the product and it just arrived last week and installation is needed. They will wrap up all those items and the signage. They did add a third hydrant per the fire department's request. The other item he asked engineers for was for another as built site plan because an irrigation well needs to be put in and Board of Health wants it located on plan.

Mrs. Haracz said in terms of request for site plan revision, a summary for the Board would be beneficial.

Mr. Larsen said he is working off documents provided to the Planning Board (documentation can be found in Planning Board office). They submitted the requests regarding the two special permits. Permit 391: they are asking to modify the decision. The applicant requests a modification of Section 1, to reflect an as built submitted plan by REM Engineering, dated 9/30/16, entitled "As-Built Plan, Norton Self-Storage, 316 East Main Street, Norton, MA"; engineering plan, signed and dated 9/28/16, entitled "Landscape Plan, dated 4/5/16, scale 1:20, prepared by Norton Self-Storage LLC, so they are asking to substitute the as-built plans they have provided to the Board for the plans on record.

Mr. Fernandes asked if they vary?

Mr. Larsen responded, yes, and he has a list regarding these.

Mr. Larson stated Decision #8 states business shall be following the hours of Saturday from 7 a.m. to 8 p.m. and Sunday from 8 a.m. to 7 p.m. They are requesting to modify that to 6 a.m. to 9 p.m. daily and the basis for this request is all their other facilities have these hours and they have had no complaints. There will be some testimony from the public/neighbors about hours which they have heard. The reason for 6 a.m. opening is that they have a lot of pharmaceutical reps who get their drugs drop shipped at these units; an average complex probably has about 30-40 of those and they do accept their Fed-Ex/UPS deliveries and put in the units and many sales reps stop by early in morning before they visit doctors/clients, etc.

Applicant requests acceptance of modification of siding of horizontal clapboard and vinyl clapboard and stucco with basis for request being building as built is essentially as pleasing as otherwise would have been with shingles. Applicant states construction, the requiring

modification of #11, was not followed and the reason essentially for mix up on shingles, vinyl, stucco, horizontal and vertical. Plans submitted to the contractor who happens to be in Florida is not the same plan that was submitted to the Building Department.

Decision, Section 1, allows phasing and it was not phased; entire project was built.

Decision, Section 2b, states for removal of three cupolas on Building C and replace with three dormers and double hung windows to match office building. Petitioner requests as relief to allow one cupola and waive three dormers on Building C. The basis for request is Building C was constructed essentially pleasing and has a carriage house feel.

Decision 2C, Building C, office to be horizontal vinyl siding color similar to light stone, vinyl trim (fern green). Architectural roof shingles to look brown, siding horizontally placed to look like vinyl and petitioner requesting a change of color of trim to white to allow the greenish color existing roof shingles and siding of office building to be architectural shingles colored light stone and white screen and Building B to be modified to be vertical stucco siding. Basis for request is building as constructed is essentially pleasing.

Decision 2B, states the new gable and overhang will be placed on Building B protruding out 18" from front on East Main Street view and he provided further description. The gable and overhang with architectural roof shingles, gable and overhang with 10' exterior to match Building C and office. Petitioner requesting entire paragraph be deleted and as built plan (he noted he had a set of plans to replace that).

Decision 2E, states no windows to be placed on front of East Main Street elevation on second floor along front of Building B. Basis for this is street elevation to be accepted as built; the natural light is more desirable than artificial light and this area not as visible from street as originally thought.

Decision 13, Section 13, a revised plan shall be prepared showing location of proposed fencing. Petition requests, as per as-built plans submitted, less fencing and more keeping with residential neighborhood.

Mrs. Haracz noted phase 1 is being fenced off.

Mrs. Haracz stated petitioner is requesting as-built plans be submitted as final plans, explanation of differences including, but not limited to (see document in Planning Department), connection to roof drainage, handicap ramp, and fire hydrants.

Mrs. Haracz asked if they also requested a landscape plan change?

Mr. Larsen responded, yes.

Mrs. Haracz noted this was a change of landscape without coming to the Planning Board.

Ms. Harkin indicated that the roof pitches were built different than plan so drainage would change.

Mr. Larsen stated when he first came on board, he looked at building and permit and it was obvious to him that no one looked at permit. It would be very difficult to go back to original plan. Some things they did eliminate: they cut down parking area; they do not have outside storage; they think the landscape plan can be modified; and they can add or subtract. They still have about an 8-10 inch berm and they feel it is more pleasing than a large berm as some high berms catch a lot of trash.

Mrs. Haracz asked whether this was under peer review?

Ms. Harkin responded it has not gone to peer review yet.

Mr. Larsen noted they installed a repeater for Norton public safety department, added another hydrant, they have spoken to Board of Health, DPW, and many other Town departments. They are basically waiting on engineer regarding irrigation well to place on plan as Board of Health is requesting this.

Mrs. Haracz said with Board's permission, she would like to ask audience if they have any questions/ comments.

Ms. Marilyn Benaski, resident of 325 East Main Street, stated she lived directly across from this self-storage business. Mr. Larsen gave her a list/documentation of everything he provided to the Board. She said this business really turned around and is appealing to look at, and her house is no longer getting sandblasted. Her only objection is to the changing of hours from 7 a.m. - 8 p.m. Monday through Saturday and Sunday from 8 a.m. to 7 p.m., and the request they be modified to 6 a.m. to 9 p.m. daily. She did not see any need for the 6 a.m. opening. Mr. Larsen said his other facilities do not have any problems with those extended hours; however, Ms. Benaski said those other facilities are located strictly in industrial areas and this facility is across from residential property. She noted UPS and Fed-eX also only open at 8 a.m. and she did not know of any doctors' offices that open before 8:30 or 9 a.m. for pharmaceutical reps. She wished the hours would stay the same. The only other thing she and Mrs. Cottilio, another neighbor, have an issue with is taking down the temporary sign. The new sign is up and lit and looks nice. Also, there are storage trailers out between the gym and storage facility and they would like to see those removed.

Mrs. Haracz asked Ms. Benaski if she was comfortable from a landscape perspective?

Ms. Benaski responded, yes, it looks nice. Also the the plants flowering and leafing out in spring will make a difference. From her perspective, the building is fine and it has a carriage-house look and it appears they have done a good job.

Mr. Beatty asked about lighting.

Ms. Benaski said, yes, the building is lit every night and turns off in the morning. It is not too bright; it really does not flash into their houses across the street. It is not a problem.

Ms. Cottilio stated she lives diagonally across from this storage facility. She said he has done an excellent job with landscaping and buildings, and they don't have 'sandstorms' any longer. The complaint is there are trailers located on site and they are directly from where she looks out from her house.

Mr. Larsen said he was asked to amend hours but was ok with keeping the former hours from 7 a.m. to 8 p.m. Regarding trailers, there are two 20 footers/box containers. Some have construction items in them that belong to someone else and, at this point, he will transport them to another location.

Mr. Jurczyk asked when they would be moved?

Mr. Larson responded he will make a phone call tomorrow morning and relay what was told to him.

Mrs. Haracz asked when this process started?

Mr. Larson said it started in November 2015.

Ms. Benaski agreed it started in October/November 2015.

Mr. Daly asked about a guarantee for landscape?

Mr. Larson replied it is already turning green. Currently, the sides of building, if you are looking at swale, those personally will need tlc, but front of property is greening up. Also they will have irrigation for it with a well. They are long-term owners and this is not something that will be flipped over.

Mr. Beatty inquired about the placement of fire hydrants?

Mr. Larson said it will be the third one in the property. If you face the gate, it is right by the entrance to the gate. The fire department felt they wanted one within 50' of large building. Also a retention pond is on-site for a 100 year storm and was done to original plan.

Ms. Harkin asked if the handicap ramp was in a different location?

Mr. Larson responded, yes, it is closer to gate and closer to building. It is in a much better spot for a handicapped person, and was inspected to meet code. There was elimination of islands in middle of entrance; whoever designed original plan did not understand how the gates work and

with an island there it would not work. They have one electronic gate and it is easier to get fire trucks in without having two gates. What was proposed was not buildable. They have no intention of adding parking.

Mr. Fernandes made an observation; this whole process goes back 11 years. He remembers shingles and cupola discussions, etc., and everything was agreed to by applicant, so he learned a lesson. He does remember one of the things being a great concern were the floor drains.

Mr. Larson responded, yes, they were checked, inspected, and all scoped.

Mrs. Haracz stated they need their engineer's report before a decision can be made on this and need to continue this hearing.

Mr. Beatty referenced the handicap ramp; for some reason the handicap parking space is center to where ramp starts, so everything must be moved out so handicap parking area is right at ramp.

Mr. Larson indicated the ramp comes down and built to code.

Mr. Beatty stated he was referring to the actual parking space.

Mr. Larson said he will check on that and ensure Building Inspector is ok with it.

Ms. Harkin said she has not received comments from the Building Inspector yet, so she will obtain comments from him.

Mr. Daly noted the final site plan is dated September 30, 2016.

Mr. Larson noted the only item missing from that particular site plan is the irrigation well.

Mrs. Haracz stated the Board should have a revised site plan shortly; before the next meeting regarding this.

Mr. Larson responded, yes.

Mr. Larson stated they are also talking to the Building Inspector for a temporary certificate of occupancy on property; only asking for uninhabited buildings on outside of properties. They want to get office up and running on a daily basis at least.

Mrs. Haracz referenced a temporary certificate of occupancy; the Board has allowed temporary certificate of occupancy with permission of surety for unfinished items. The Planning Board would also be part of this process.

Mr. Larson noted it is also up to the discretion of Building Commissioners.

Mrs. Haracz said they need to continue this hearing, but need to first set Planning Board meeting dates for April.

Mrs. Haracz indicated she has a conflict with April 4 but is available other days. After discussion, it was decided the Board would meet on April 4 and 11. They also decided to keep March 28 open in case they need to have a meeting.

Mr. Jurczyk said he would have a conflict on March 28.

MOTION was made by Mr. Fernandes to continue this Public Hearing to April 4, 2017, at 7:25 p.m. Second by Mr. Daly. Vote: Unanimous. MOTION CARRIES.

Public Hearing Special Permit #469 0 East Hodges Street - Common Driveway Construction In WRPD

Ms. Harkin referenced Tab 2 of binder where there was a memo from her/Planning and Economic Development Department dated March 7. A review and peer review was conducted on this project and she met with applicant yesterday. Property is located on East Hodges Street; there are four lots and they are proposing a common driveway with associated drainage. Common driveway to be 980' in length which exceeds the 500' standing in WRPD. This project will connect to water main and special site plan reviewed and special permit on this project. She referenced letters with comments from her. Generally, issues located within WRPD are reviewed by Conservation Commission (ConCom) and comments from Amory Engineers regarding delineation, sprinkler, size of water main, stormwater runoff, and other drainage systems/items yet to be addressed. There are also issues from Town staff, including Water & Sewer who have comments and a memo dated February 28, 2017, from Water & Sewer Superintendent regarding not looping water mains and had a follow-up conversation with him. He said deep wells on site would be permissible. Concom comments basically included significant wetland impacts and fire department had several comments regarding safety and also attended the pre-application meeting yesterday. The concern from the fire department is fire protection and sprinklering of dwellings, and as long as that is provided, they would be satisfied. The Highway Superintendent, Keith Silver, had some comments on flooding to street and an abutter, Ms. Kenison, also had concerns and she attached her email as well. The applicant's attorney is present this evening for this project. She recommended they continue hearing until applicant can address comments.

Attorney referenced the plans and noted the project engineer had an illness this evening, so was unable to attend this meeting. He stated he would present an overview of the plan, however, he is not an engineer. He prepared a letter of a general outline and reason for petition as to why they feel it applies to zoning bylaw (this letter was distributed to the Planning Board and is available at the Planning Department). He provided a general overview and agreed with the Director of Planning & Economic Development's remarks where peer review just was received yesterday and their engineer will need to work with peer review consultants. Primarily

storm water and drainage are issues and there was not a full opportunity to go through those comments/concerns. The project consists of four existing Form-A lots and overall the combining lots equals over 19 acres. All the lots are over 4 acres for a total of 19.4 acres. This property is co-owned and this property has been in one of the co-owner's family for many years and trying to do something nice and not to overdevelop land. This property has a stream that runs through it and has a large area of uplands in back but also have wetlands. The only feasible way to access lots is to put a driveway through (a common driveway) due to wetlands. Per zoning bylaw, a common driveway of up to four lots is fine. The driveway follows a path of least resistance. He referenced a vernal pool. He referenced Section 2.2 of the bylaw where common driveway is defined and he reviewed that criteria in his letter which, he believes, meets the standard. It was best to go before Planning Board first than Conservation Commission, because driveway exceeds 500 feet. It had been suggested that possibly Conservation Commission should look at this first, but expense for engineering for conservation would be a wasted effort if Planning Board does not grant them a special permit regarding the exceeding of 500 feet driveway. It would be conditional upon Conservation Commission and would comply with them as well. Driveway is 20 feet wide, in standard with the bylaw for a common driveway. The fire department did not express any concerns about the width of the driveway; and there is a turnaround at end. The concern of fire department was the distance from hydrant to the dwellings. The system cannot be moved, so the alternative plan is to use the wells which they would utilize and sprinkler the buildings. That would address the fire department concerns.

Mr. Fernandes said if they do not have municipal water and are dealing with wells and those wells will charge the sprinklers; what happens if power is lost?

Attorney responded he was not familiar with differences and their engineer could probably answer that question, however, he believes there are some systems that could handle this. A design would need to satisfy the fire department and comply with building codes.

Mr. Daly asked about minimum pressure needed?

Attorney responded, he did know the answer to that.

Ms. Harkin referenced the pressure needs and would need to be worked out and this was discussed at yesterday's meeting.

Attorney said a common driveway needs to be within boundaries of lots and separate from any other lots where access is not being provided. This is more than 20' away from any adjacent parcel. It needs to be no less than 45 degrees from intersection and they are at 90 degrees.

Attorney said the next criteria is having at least 4 inches of graded gravel and this will be paved asphalt. This will be appropriately graded to drain, and appears to adhere to guidelines. There is no issue with grade either. Bylaw states it should not disrupt existing grading patterns and input from consultant peer review provided. They also provided a stormwater management

report and they will work with peer review consultant. They do have plans to show grades and slopes, etc., and they need to comply with storm water management and will address peer review consultant's comments. Calculations for storm water has been submitted also. They have multiple owners to tie into a common driveway and they will propose a recorded easement or a document they use is an Easement and Covenant for Common Driveway and to be recorded for approval assuring that no property owners will block driveway, includes perpetual maintenance, etc. Also, there will be an operation and maintenance plan for storm water drainage system on the site and to be incorporated as a recorded document so owners know what obligations are.

Attorney said he addressed some additional considerations in end of his letter and they will work with fire department. It is more cost effective and feasible to use on-site wells, etc.

Attorney said the Conservation Commission Agent stated she would like to see them do something with the existing culvert on East Hodges Street, however, that would be a real problem for them as economically it would be impossible and very expensive. They have one culvert to build and cannot discharge into stream; and he respectfully states that is not something they are prepared to offer.

Mrs. Haracz asked how much of an impact are the wetlands?

Attorney responded he did not have the exact square footage available. It was noted it was referenced in storm water management report.

Mrs. Haracz noted it was on Sheet 10.

Mrs. Haracz said more than 5,000 square feet would need a variance for the wetlands fill.

Attorney said he was trying to do the least possible impact to this site.

Mr. Haracz asked if there were any comments/questions from the audience?

Mr. Christopher Polk said he resides on East Hodges Street and is one of the abutters. He understands it is a long driveway and he believed they only can put in a long driveway as they cannot cross vernal pools. He was not certain if driveway could go where it is planned. This has been before the Board on multiple occasions and well was discussed and wanted to ensure distances were reviewed. There was recent work done with wetlands this past year; the delineation was done this year. During the past year, they were down 40% of entire water they had from April until now it is 50%; this was done during a drought. The amount of water cresting streets is two feet with a five foot drop. He has concerns because he abuts it as well as other people on East Hodges Street as well. As soon as they were done working with the wetlands, he noticed another company on other side of him doing something different.

Mr. Polk asked if people proposing this are building this themselves? The amount of water risk is huge. The downstream effect will be huge; the road is a dam. It holds back the water that does not go downstream and not sure what impact it will have if culvert is changed. It is hundreds of thousands of gallons of water. All records should be in Conservation Department.

Mrs. Haracz asked about wetland delineation?
Attorney responded they have approved wetland line.

Mrs. Haracz said it appears it got approved then.

Mr. Polk said the streams were, in the past, seasonal streams and they don't dry up any longer. He hoped this was addressed. He encouraged people/the Board to go online and pull up info from Board of Assessors and look at these lots; there is a reason why they are not separated as buildable lots. They are not taxed as buildable lots.

Mrs. Haracz stated it appears draining and flooding are issues and the Town's consultant has reviewed, etc.

Resident of 8 Arnold Place said he also is an abutter. He has 13 acres in back and referenced the brook which goes through side of his yard and described meandering of brook. He said a builder is building in back and when it rains it is incredible with the amount of water. His driveway has two 8" pipes which were installed; he does not want to see his house get impacted from this project. He wants to ensure water goes where it is supposed to go. The former fire chief before this fire chief (Chief Gomes) was very concerned about ambulances coming in and someone travelling the other way. He did not know how this fire chief was ok with it. He wanted to go on record that he was concerned about this project.

Mrs. Haracz said they have a stormwater study and need to take a closer look at it. She understands drainage is a concern.

A letter was received by Mrs. Keniston, addressed to Ms. Harkin, regarding their Monday, March 6, conversation and their opposition for a special permit at 0 East Hodges Street, as permitting this will affect their property. They were unable to attend this evening's meeting on this (letter on file in Planning Department).

Mr. Daly said it appears the next step they will meet with the fire department?

Attorney responded they will have to consult the fire department with whatever they design.

Mrs. Haracz said also they would need to test well for water supply and water suppression.

Attorney stated before building permit, they would need to test to ensure to supply the dwelling with the water that is needed.

Ms. Harkin also noted the Board of Health Director was at meeting and septic system is needed.

Attorney stated wells would be on one side and septic on other.

Mr. Daly asked if a perk test was done yet for septic?

Attorney responded he did not believe a perk test was done yet.

The co-owner of property, Ms. Goldstein, said she was not certain about engaging audience members, etc.

Mrs. Haracz responded the Board will listen to everyone's opinion so they can weigh all information.

Ms. Goldstein said she is the half owner of property and other owner is Melanie Rubin-Sagen who lives in California. She said she understands from the bottom of her heart, it is awful to see anything happen to a property near them. She is doing things with integrity and properly following rules and regulations and she trusts the engineering company is doing things properly. Also, there is now a conservation person involved as well. She was confident that hopefully they will come up with the right thing to do regarding these four lots and dependent on Planning Board and their integrity and all other town boards. She did not have any other information; possibly more questions can be answered at the next meeting when their engineer is present.

Mrs. Haracz said they need to continue this hearing to April 4; they will have five members on the Board. She won't be able to attend that meeting and they are short one member. She noted after that, Town Election is April 25 so a new Board will be formed and if continued will have to reopen hearing again.

Mr. Fernandes said the driveway exceeding 500 feet does not phase him too much. However, someone will need to demonstrate to him about the additional water being added. He is not an engineer but they will create a large impervious area in an area that is trying to retain water but cannot. He did not see retaining areas except for one. This will need to be proved before he gives his support.

Mrs. Haracz said clearly the drainage is an important issue.

Attorney said he has a conflict on April 4.

Mrs. Haracz said they could schedule it for April 11 if needed.

Attorney said they can try for April 4 and engineer should be present also.

Mr. Daly stated fire department question needs to be addressed also.

Mrs. Haracz said they could possibly have the peer review engineers in attendance also.

**MOTION was made by Mr Beatty to continue Public Hearing to April 4, 2017 at 7:30 P.M.
Second by Mr. Durant. Vote: Unanimous. MOTION CARRIES.**

Report of Town Planner

Ms. Harkin said the overview of applications in process they have already discussed.

48 Island Road (keeping of chickens) appeal period has ended.

Decision on 46 Commerce Way - NOAA - Mrs. Haracz has signed contingent on some edits from the Planning Board.

Mr. Jurczyk noted his name was not on any of the votes and wondered if that was an omission? It was noted Mr. Durant was not present for that meeting.

Ms. Harkin will correct that.

Ms. Harkin stated the 20 day appeal period will start tomorrow.

There are three zoning amendments at the next Planning Board meeting on March 21 to be held at the Norton Public Library (Taunton Avenue, Leonard Street-Houghton Farm, and Mansfield Avenue). Ms. Harkin stated she put together a fact sheet and asked Board to review it and email her tomorrow. A hard copy will be available at town hall and library and she is also distributing post cards to abutters in addition to the abutters' mailing for this information, and info is also online to clear up any miscommunication on that. Postings and signs are up too. Also, a letter of support from Board of Selectmen is also attached to amendments and town manager asked that the Board keep him updated. For communication, Twitter, Facebook, and a blog is now available.

Ms. Harkin said there was an internal staff meeting on zoning issues regarding marijuana regs, accessory dwelling units, and how they can redraft zoning in general, etc., and they are meeting monthly. She will be attending a workshop this Saturday and will attend one on April 18 as well. They also submitted to SRPEDD and Mass DOT technical assistance as identified as priorities.

Mrs. Haracz said this will also allow the Town to apply for grants.

Business and Policies

March 21st will be the next Planning Board meeting. April meetings have already been established earlier in this meeting.

Approval of Minutes

November 15, 2016:

MOTION was made by Mr. Jurczyk to approve the Planning Board Minutes of Meeting dated November 15, 2016 as amended. Second by Mr. Beatty. Vote: Unanimous.

MOTION CARRIES.

February 21, 2017:

Mr. Jurczyk wanted to clarify if parcel was #22 or #33 which was noted in minutes; need to ensure correct parcel number.

Mrs. Haracz said that needs to be verified.

MOTION was made by Mr. Jurczyk to approve the Planning Board Minutes of Meeting dated February 21, 2017, as amended. Second by Mr. Beatty. Vote: All In Favor except for Mr. Durant who voted "present". MOTION CARRIES.

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Mrs. Haracz informed the Planning Board that Janet Sweeney, the Recording Secretary, would be resigning at the end of the month.

Adjournment

MOTION was made by Mr. Beatty to Adjourn at 9:15 p.m. Second by Mr. Durant. Vote: Unanimous. MOTION CARRIES.

Respectfully Submitted by:

Janet Sweeney
Planning Board - Recording Secretary

Minutes Approved by Committee

on: 4/4/17
(Date)

Signature: Joanne Hancz Chairman: Joanne Hancz