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Planning Board Meeting Minutes November 28, 2017

7:15 P.M. Call to Order

The November 28, 2017 meeting of the Norton Planning Board was held in the Selectman's Meeting Room and was called to order at 7:15 P.M., by Mr. Joseph Fernandes, Chairman. Member(s) present: Mr. Edward Beatty, Mr. Frank Durant, Mr. Timothy Griffin, Mr. Kevin O'Neil, Mr. Steven Hornsby and Mr. Stephen Jurczyk.

A. Planning Board Business & Policies

Mr. Fernandes asked the members if there were any additional business. There was none.

B. Report of the Planning & Economic Development Director

Ms. Harkin reference the supplied report titled "*Report of the Department of Planning & Economic Development*". She reported that decisions had been rendered for SP 454B – Ryder Truck, SP 475 – Homeplate EMC Signage, and Site Plan Review 17-02 – Water Treatment Plant, and all are in the 20-day appeal period. Ms. Harkin stated the current applications include a modification for 3 Lopes Drive (SP414A) and a new special permit for 324 East Main Street, an office warehouse space for contractors. There was an abutter complaint at 379 old Colony (Site Plan Review 17-01) that was recently resolved. Ms. Harkin Spoke to the applicant, Mr. David Rossi, and he will plant shrubs to screen the property to address the complaint. Interviews have been scheduled for the vacant administrative position. Ms. Harkin reminded the Board she will be out of the office on vacation from December 6, 2017 to December 13, 2017. Ms. Harkin went on to explain a grant has been submitted to the Federal Economic Development Administration for financial assistance in funding wastewater infrastructure to the Norton Business Park. In addition, there are ongoing discussions with Department Heads regarding the zoning bylaw re-write. Ms. Harkin is working with Mr. Yunits, Town Manager, to draft an article on the Town Meeting Warrant for spring to request approximately \$40K for consultant costs to this end.

C. Approval of Minutes

MOTION was made to by Mr. Beatty to approve the November 14, 2017 minutes, as written. Seconded by Mr. O'Neil. Vote: (6-0-1) MOTION CARRIES

Special Permit/Site Plan Review Modification SP474A

The applicant, JLW, LLC., is requesting a minor modification to decision SP#474 that alters the stormwater system, footprint and building use category. Mr. Walter Hermenau, of Hermenau & Hermenau Consulting Engineers, came before the Board and described the three modifications. He stated the

modifications include: (i) moving the proposed catch basin and replacing the infiltration basin with an underground treatment unit; (ii) increasing the square footage of the building by 100 feet, from 7,400 sf to 7,500 sf; and (iii) changing the usage to reflect that the soft top building (1800sf) is to be used exclusively for vehicle repairs and the proposed building for welding and fabrication (for equipment the applicant builds/modifies for bridges).

Mr. Hermenau discussed the various modifications. He stated the previous intent of the new building was originally for vehicle repairs. Ms. Harkin asked what the threshold for sprinklers were in the proposed building to which Mr. Hermenau replied 12,000sf. Ms. Harkin replied the Fire Deputy advised her differently. Mr. Hermenau stated he would be happy to discuss. Mr. Beatty questioned the use of hazardous materials on the property. The property currently uses a small amount (of hazmat) that are kept in outside containers and also maintains a small generator. Mr. Beatty stated the Board will need a decision from the Fire Department regarding the sprinkler threshold. Mr. Fernandes commented the By-law states a regulation of 10,000sf.

Ms. Harkin inquired about the landscaped buffer and stated the landscaping shown on the previously approved plan was different than the proposed plan. Mr. Hermenau stated there is buffer planting on the outside of the applicable buffer zones. The submitted Site Plan does not have these plantings. Ms. Harkin stated the landscaping needs to be included according to the By-law. Mr. Hermenau and Ms. Harkin discussed whether the requirements previously requested from the Conservation Commission have been completed.

Mr. Fernandes inquired about the lighting plan. Mr. Hermenau stated there is no lighting on the property except for inside and there is lighting proposed for the outside corners. The Applicant, Mr. Waitkus, has portable equipment for when work is done off-site. Mr. Beatty inquired about any painting work done on any vehicles to which Mr. Hermenau stated there was no such work done on the property. Mr. Hermenau stated he will speak with Mr. Waitkus about adding a landscaping buffer. Ms. Harkin inquired about the amount of excess pavement near the storm drain chambers. Mr. Hermenau stated there is equipment storage in that area with enough room that heavy trucks/equipment can be parked and have adequate room for turning around.

The Board concurred they are comfortable with the site as it stands and a requirement of the requested special permit should include a modification that entails the existing trees on the property stay in place. Deputy David Myles stipulated the proposed building must comply with safety code 527 CMR 1.00, Chapter 41 and also NFPA 51B. Mr. Beatty commented he would like Deputy Myles to document his stipulations and provide it to the Board.

MOTION was made by Mr. Beatty to continue Special Permit/Site Plan Review Modification SP474A until December 19, 2018 at 7:25 p.m. Seconded by Mr. O'Neil. Vote: Unanimous MOTION CARRIES

D. Bills and Warrants

MOTION was made by Mr. Beatty to approve the payment of \$2,776.11 from the Planning Board account and the payment of \$680.00 from revolving accounts, totaling \$3,456.11, as stipulated. Seconded by Mr. Durant. Vote: Unanimous MOTION CARRIES

I. Adjournment

MOTION was made by Mr. Beatty to adjourn at 7:49 p.m. Seconded by Mr. Jurczyk. Vote:

Unanimous MOTION CARRIES

Respectfully Submitted by:

Kayleigh Correia, Recording Secretary

Minutes Approved by Committee

on: 12-19-17

(Date)

Signature: 