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NORTON PLANNING BOARD MEETING
MINUTES OF AUGUST 21, 2018

The Planning Board Meeting of August 21, 2018 was called to order in the Upstairs Meeting Room of Town Hall at 7:15 p.m. by Mr. Joseph Fernandes, Chairman. Members present were Mr. Frank Durant, Mr. Timothy Griffin, Ms. Julie Oakley, Mr. Oren Sigal and Mr. Stephen Jurczyk. Mr. Steven Hornsby was absent.

The first item taken was an Application for Endorsement of Plan Believed Not to Require Approval submitted by Ms. Margaret Dooley, subject property owner, for two single-family houses located at 9 and 13 West Main Road, Norton. The accompanying plan having been drawn by Collins Civil Engineering Group, Inc was dated August 3, 2018. The consultant, Mr. David Klenert, was also in attendance.

The houses were built in 1850 and are located on one lot. The applicant was seeking to create separate lots for each structure. The Planning Board had discussion including the creation of two non-conforming lots, access, and whether an easement was needed. Mr. Fernandez also read into the record the recommended language made by Town Counsel "Planning Board endorsement under the subdivision control law should not be construed as either an endorsement or an approval of zoning requirements."

Motion was made by Mr. Jurczyk and seconded by Mr. Durant to endorse the plan submitted by Ms. Dooley and include Town Counsel's language. Vote: (6-0-1) MOTION CARRIES

The second item taken was a Preliminary Subdivision Application for Blue Star Business Park located on Leonard Street (South) by Condyne Capital Partners, who was represented by Mr. Jeff O'Neil. Condyne Engineering Group, LLC, represented by Mr. Mark Dibb, also presented to the Planning Board. The project proposes the creation of five lots on approximately 89 acres. Mr. Dibb stated they will also be submitting a Special Permit and Site Plan applications. The Planning Board noted the application is not complete as there was no list of abutters and Form B was not signed by the property owners. Another issue is that Lots 1 and 2 are in Zone II which have a minimum lot area of 80,000 s.f. but the square footage of Lots 1 and 2 are below the minimum 80,000 s.f. After discussion, the Planning Board requested a Peer Review. Mr. Dibb stated in addition to the Special Permit and Site Plan applications, he would also submit a Definitive Plan.

The last discussion item was to determine the meeting for the remainder of the year. The Planning Board agreed to meet on September 11 and 25, October 9 and 23, November 13 and 27, and December 4 and 18.

There being no further business to discuss at this meeting, Chairman Fernandes asked for a motion to adjourn at 8:35 p.m.

Motion was made by Mr. Durant and seconded by Mr. Griffin to adjourn. **Vote: (6-0-1) MOTION CARRIES**

Minutes prepared and submitted by Paul DiGiuseppe, Planning and Economic Development Director

Minutes Approved on: 9/11/18

Signature Paul DiGiuseppe