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NORTON PLANNING BOARD MEETING  
DRAFT MINUTES OF SEPTEMBER 11, 2018

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The Planning Board Meeting of September 11, 2018 was called to order in the Board of Selectmen Meeting Room of Town Hall at 7:16 p.m. by Mr. Joseph Fernandes, Chairman. Members present were Mr. Frank Durant, Mr. Timothy Griffin, Ms. Julie Oakley, Mr. Oren Sigal, Mr. Steven Hornsby, and Mr. Stephen Jurczyk.

**Approval of Minutes**

**Motion was made by Mr. Durant to approve the August 21, 2018 minutes, with minor amendments. Seconded by Mr. Hornsby. Vote (7-0). MOTION CARRIES.**

**Bills and Warrants**

Motion was made by Mr. Jurczyk to approve payment to Allegra and WB Mason in the amount of \$315.21 for office supplies. Seconded by Mr. Durant. **Vote (7-0). MOTION CARRIES.** Motion was made by Mr. Griffin to approve payment to Horsley Witten for consulting services in the amount of \$3,600 for the Norton Village Center initiative. Seconded by Mr. Hornsby. **Vote (7-0). MOTION CARRIES.**

**PS2018-001, Blue Star Business Park (Leonard Street South)-Condyne Engineering Group, LLC**

This is a continuation of Preliminary Subdivision Application for Blue Star Business Park located on Leonard Street (South) by Condyne Capital Partners, who was represented by Mr. Jeff O'Neill. Condyne Engineering Group, LLC, represented by Mr. Mark Dibb, also presented to the Planning Board. Mr. Dibb stated he submitted a draft site plan and special permit to the Town for the purposes of helping with the Peer Review and will be formally submitting the site plan and special permit. He stated they will also be submitting a variance for the 3 lots that are within Zone 2 in order to allow for undersized lots. They have sufficient land to develop if the variance is not granted. A Notice of Intent for wetlands permits was also submitted to the Town and is scheduled to be heard at the next Conservation Commission hearing. There was discussion about traffic including turning into and exiting the project from Route 123 as well as Leonard Street. The Board asked Mr. DiGiuseppe to communicate their concerns to Horsley Witten as part of their Peer Review. Members of the public also spoke. Mr. Frank Bettencourt asked that all materials related to this project be placed online. Another member of the public asked that abutters be considered as part of the review.

**Announcements**

Mr. Griffin announced the Norton Village Center Open House that will be held on September 27, 2018.

There being no further business to discuss at this meeting, Chairman Fernandes asked for a motion to adjourn at 8:27 p.m.

Motion was made by Mr. Hornsby and seconded by Mr. Durant to adjourn.

**Motion VOTED Unanimously**

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

Minutes Approved on: 10/9/18

Signature Paul D. DiGiuseppe