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NORTON PLANNING BOARD MEETING
DRAFT MINUTES OF NOVEMBER 13, 2018

The Planning Board Meeting of November 13, 2018 was called to order in the Board of Selectmen Meeting Room of Town Hall at 7:15 p.m. by Mr. Stephen Jurczyk, Acting Chair. Members present were Mr. Frank Durant, Mr. Timothy Griffin, Ms. Julie Oakley, Mr. Oren Sigal, and Mr. Steven Hornsby. Mr. Joseph Fernandes, Chairman was not in attendance.

Approval of Minutes

Minutes to the October 9, 2018 were approved: Motion to approve with additions by Mr. Sigal, Second by Ms. Oakley, all in favor.

Minutes to the October 23, 2018 were approved: Motion to approve with additions by Mr. Sigal, Second by Mr. Sigal. Vote: all in favor.

Bills and Warrants

Motion was made by Mr. Griffin to accept bills: Sun Chronicle and 3 Horsley Witten bills, totaling at \$12,986.92. Seconded by Mr. Hornsby. **Vote all in favor. MOTION CARRIES.**

Public Hearing SP. 479, Blue Star Business Park (Leonard Street South)-Condyne Engineering Group, LLC

This is the first peer review discussion regarding the 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.

The hearing began with Mr. DiGiuseppe stating the review will be focused on lots 1-5. The focus is to see what further information needs to be gathered and where the developers are at with each item. Condyne representatives recapped some information regarding project size, time line, and benefits it would bring to the town.

Mr. Francisco Lovera from McMahon Associates began his review of Transportation regarding this project. Some key concerns were:

- The intersections of Main Street and Burt Street
- Peak hours on weekends and how this will affect traffic flow
- Back up on crash rates in safety analysis
- Traffic volumes looked to be projected for 7 years
- Trip generator/ distribution analysis was conservative and should be revised

- Examine mitigation measures at the Leonard Street/ N. Main Street intersection to see if queue lengths to the highway ramps at I 495 can be shortened
- Provide traffic signal warrants at Leonard Street/N. Main Street intersection
- Evaluate sight distance should right turn on red be approved the Leonard Street/N. Main Street intersection.

Condyne agrees to get all required information, accept for the analysis of Burt Street and Saturday mid-day counts.

MOTION: Ms. Oakley motions to wave analysis of Burt Street and Saturday mid-day counts.

Vote (6-0). MOTION CARRIES.

Ms. Amy Ball, of Horsley Witten, began to discuss wetland concerns. Some of her key items were:

- Provide more information regarding the environmental impacts associated with widening Leonard Street
- Clarify impacts in flood zones and riverfront.
- Discuss mitigation options for wetland impacts
- Wildlife habitat evaluation

Condyne states they are looking into uses for the agricultural areas outside of those used for the golf course. They reference 310 CMR10.57(1)(a)3 to note this would state that areas such as golf courses fall under provisions pertaining to wildlife, thus a study within the golf course area would not be necessary.

Ms. Janet Bernardo, from Horsley Witten, begins her review on stormwater storage.

Some key concerns were:

- Floodplain elevations and runoff levels
- Stormwater pollution prevention plan
- Show 1-foot increments on plans
- Review ground water protection
- A portion of Building 5 and the parking lot are located within the AE Flood Zone.
- Compensatory storage potentially in the floodplain

Condyne will provide written response and address all concerns.

Paul DiGiuseppe speaks to some concerns the Town would like to see addressed.

- Adding a crosswalk across Leonard Street
- Shortening the turning radius turn lanes from East Main Street into project
- Account for restaurants going into the retail buildings and re-asses parking
- Location of the proposed GATRA bus stop does not have sidewalks
- Landscaping plan
- Signage for no truck entry
- Width of commercial truck entrance for both common driveways
- Adding a crosswalk connecting the pedestrian path to the north side of Leonard Street

Condyne pointed out there is a conservation easement on the parcel north of Leonard Street which would prohibit a sidewalk. Without a future sidewalk, a crosswalk isn't necessary. Regarding the turning radius of the entry into the project for East Main Street, Condyne, Planning and the Fire Department will coordinate and come up with an agreed-upon turning radius. Condyne asks to revise a

written comment that completion of the widening of Leonard Street, as well as any other required infrastructure, must be completed prior to the approval of the certificate of occupancy. Building Commissioner Carmichael agreed to this change. Condyne will be provide project information onto their website for residents to have access to.

Motion to Continue to November 27th meeting by Mr. Hornsby, second by Ms. Oakley. Vote (6-0). MOTION CARRIES.

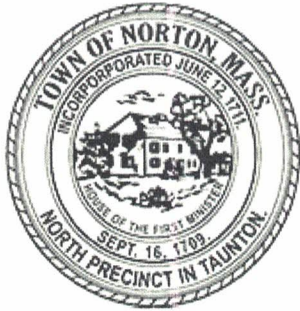
Motion was made by Mr. Griffin and seconded by Ms. Oakley to adjourn at 9:57pm.

Motion VOTED Unanimously.

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

Minutes Approved on: 12/9/18

Signature Paul DiGiuseppe



Norton MASSACHUSETTS

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CERTIFICATION PURSUANT TO G. L. c. 39, SECTION 23D OF PARTICIPATION IN A SESSION OF AN ADJUDICATORY HEARING WHERE THE UNDERSIGNED MEMBER MISSED A SINGLE HEARING SESSION

[Note: Can only be used for missing one single hearing session]

I, Joseph Fornanck (name), hereby do swear and certify under the pains and penalties of perjury as follows:

1. I am a member of the Planning Board (board or commission).

2. I missed a hearing session on the matter of Blue Star Business Park Special Permit which was held on Nov 13 2018

3. On 11-25-18 (date) I examined all the evidence and testimony received at the hearing session that I missed which included a review of (initial which one(s) applicable):

- a. _____ official audio recording of the missed hearing session; or
- b. X official video recording of the missed hearing session; or
- c. _____ official transcript of the missed hearing session.

This certification shall become a part of the record of the proceedings in the above matter.

[Signature]
Signature of Board Member

2-4-19
Date

Received as part of the record of the above matter:

Date: 2/4/19

By: Paul DiNapoli Position: Director of Planning & Economic Dev