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**NORTON PLANNING BOARD MEETING
DRAFT MINUTES OF DECEMBER 4, 2018**

The Planning Board Meeting of December 4, 2018 was called to order in the Board of Selectmen Meeting Room of Town Hall at 7:15 p.m. by Mr. Joseph Fernandes, Chair. Members present were Mr. Timothy Griffin, Ms. Julie Oakley, Mr. Oren Sigal, and Mr. Stephen Jurczyk. Mr. Frank Durant and Mr. Steven Hornsby were not in attendance.

Approval of Minutes

Bills and Warrants

Motion was made by Mr. Sigal to accept bills. Second by Mr. Jurczyk. **Vote all in favor (5-0).**
MOTION CARRIES.

Public Hearing SP. 480, 1 Mary Joe Road, EMA Group, LLC

Eli Abourkheir, owner of EMA Group, LLC, withdraws the application for a special permit. They will instead sell the house as a single-family dwelling. No further plans to lease with the Judge Rotenberg Center (JRC) are in place for now or the future.

Motion to accept with prejudice made by Mr. Griffin, second by Ms. Oakley. All in favor (5-0).
Motion passes.

Community members have a few questions about 1 Mary Joe Road:

- Can they come back with special permit?
- What if they go through as a single-family house and then lease after the fact?
- Questions were asked about the other two housing locations for the JRC.
- What are the qualifications for this type of facility?

Chairman Fernandes responds to the questions, reminding the community there were other issues, including the ability to permit this use, health and building issues, and means of egress.

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

This is the continued 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.

Francisco Lovera, of McMahon Associates, began his review of comments received back from Condyne.

Key points were:

- Traffic Volumes
- Safety Analysis
- Background Traffic Growth
- Trip Generation
- Traffic Analysis
- Traffic Signals Warrant Analysis
- Site Access

Maureen Stravinski, a member of 283 Condo Association, asks the Board to leave the Special Permit open till they can remedy their desire to lift conservation restriction on land they own and potentially sell. She states the land may be desirable for traffic solutions.

Mr. Sigal reviews his outline of questions and concerns towards much of Condynes traffic analysis. Condyne representatives and Mr. Lovera correspond with Mr. Sigal.

Mr. Dibb asks for further clarification on the 2017-2024 open space plan, and how these plans will affect their development. One concern being the preservation of the farm.

Motion was made by Mr. Jurczyk to continue to meeting to December 18, 2018. Mr. Sigal second. All in favor (5-0). Motion passes.

General Business: C. Future Meeting Dates

Future meeting dates: January 8th and 22nd, February 5th and 26th, March 12th and 26th.

Motion was made by Ms. Oakley to adjourn. Second by Mr. Sigal. Meeting adjourns at 9:38pm.

Motion VOTED Unanimously (5-0).

Minutes prepared and submitted by Nicole Salvo, Department of Planning and Economic Development Administrative Assistant.

Minutes Approved on: 12/18/18

Signature Paul J. Jurczyk