



RECEIVED
NORTON TOWN CLERK

2019 FEB -1 A 9:46

NORTON PLANNING BOARD MEETING DRAFT MINUTES OF DECEMBER 18, 2018

The Planning Board Meeting of December 18, 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, Mr. Stephen Jurczyk, Mr. Frank Durant and Mr. Steven Hornsby.

Approval of Minutes

November 13- Motion to approve with revisions made by Mr. Jurczyk, second by Mr. Durant. All in favor. **Motion Carries**

December 4- Motion to approve made by Mr. Jurczyk, second by Mr. Durant. All in favor. **Motion Carries**

Bills and Warrants

Motion was made by Mr. Jurczyk to accept bills. Second by Mr. Durant. **Vote all in favor. MOTION CARRIES.**

Public Hearing Approval Not Required (ANR) 142 Oak Street

7:22pm

Mr. Coute reviews his intentions and qualifications of his properties for an ANR. Small discussion about map clarification.

Motion to endorse by Mr. Durant, second by Ms. Hornsby. All in favor. Motion passes.

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

7:34 pm

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. Horsley Witten is represented by Richard Claytor. Discussion focuses on reducing building 5 as well as the response to Horsley Witten's stormwater review. Mr. Michael Yunits states MADOT will go out to bid in July 2019 and that new lights are expected to be constructed in summer of 2019. Mr. Dibb then responded to Paul DiGiuseppe's review comments.

Mr. Frank Durant excuses himself at this point. Time: 9:00pm Condyne decides to continue discussion to the next meeting.

Motion to continue to following public hearing on January 8, made by Mr. Hornsby and seconded by Mr. Jurczyk. All in favor. Motion Passes.

Mr. Fernandes opens meeting for building seven discussion, however, no discussion took place as Mr. Durant was absent. Mr. Griffin moves to continue to the January 8 meeting. Second by Mr. Jurczyk. All in favor. Motion Passes.

Public Hearing Solar Bylaw Amendment

9:07pm

Mr. Adam Schumaker was in attendance, on behalf of NextSun Energy. Mr. Fernandes recuses himself from the discussion. Mr. Jurczyk reads the Solar bylaw amendment. Mr. DiGiuseppe discusses some of the major revisions

- Becoming a Green Community
- Solar by right
- Change needed for special permit in R60 & R80 Zoning
- Allowing solar in cranberry bogs

Mr. Carmichael, Building Inspector, explains some definitions and process information. Planning Board members ask a few questions to staff about wording suggestions.

Mr. Schumaker discusses Nextsun's plans for a Solar Array in the Cranberry Bogs off Bay Road. The Board asks questions about what will happen with the current bogs. They are provided with the answer that the bogs will remain operational with their current use.

Motion to close the public hearing made by Ms. Oakley and Second by Mr. Hornsby. All in favor. Mr. Jurczyk reviews changes to the Bylaw: Addition of language "as an allowed use," replace the word "chapter" with the word "by-law."

Motion to suggest additional language to recommend to the Board of Selectmen for Town Meeting with stipulation that suggested language is contingent on recommendation by Town Counsel made by Mr. Sigal and Second by Mr. Hornsby. All in favor, motion passes.

Motion was made by Mr. Griffin to adjourn. Second by Mr. Sigal. Meeting adjourns at 9:50pm.

Motion VOTED Unanimously.

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

Minutes Approved on: 1/8/19

Signature Paul D. DiGiuseppe