



RECEIVED  
NORTON TOWN CLERK

2019 FEB 25 P 1:55

NORTON PLANNING BOARD MEETING  
DRAFT MINUTES OF JANUARY 22, 2019

---

The Planning Board Meeting of January 22, 2019 was called to order in the Board of Selectmen Meeting Room of Town Hall at 7:18 p.m. by Mr. Joseph Fernandes, Chair. Members present were Mr. Timothy Griffin, Ms. Julie Oakley, Mr. Stephen Jurczyk, Mr. Frank Durant, Mr. Steven Hornsby and Mr. Oren Sigal.

**Bills and Warrants**

Motion was made by Mr. Sigal to accept bills. Second by Mr. Durant. All in favor. **MOTION CARRIES.**

**Approval of Minutes**

Continued to February 5, 2019.

**Public Hearing-ANR- 2019-01, Fernandes Circle**

**7:20pm**

Applicant not present.

**Motion to move to later in the evening, made by Mr. Hornsby, Second by Mr. Jurczyk. All in favor.**

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

**7:26pm**

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.

Mark notes that he believes they are still waiting on a response from HW. Mr. Fernandes asks what other issues, if any, there are left to go over. Mr. Sigal asks a few questions:

- Were there any new plans submitted?
- Do they need a variance for certain changes, like driveway width?
- Asks if, moving forward, the applicant could summarize changes that are made on updated plans, when submitted.

Mr. Fernandes asks Condyne to itemize any items they believe would need a variance or waiver.

Mr. Sigal noted the MEPA FEIR was based on the buildings, 1-3, at 25'. Mark Dibb informs the board that is a typo and they are remaining at 25' and will not be 2 stories tall. Mr. Sigal also asks what the status is of the water and sewer reviews, and if the phases are aligned with that of MA DOT.

Mr. Dibb responds that their intersection at Leonard Street is set to have lights before the building are occupied. Mr. Sigal states that the mitigation done for the analysis, of both MEPA and our traffic consultant, was based on both lights, at Leonard and 495, being up and operating. Mr. O'Neill reminds Mr. Sigal that there will be no traffic, nor any occupation of the building creating the most traffic until

their light is up. However, they cannot control any unseen delays that MASSDOT may incur to throw off the timeline. Mr. Fernandes asks the order the building would be built in. Mr. Dibb replies, Buildings 5-4-7-1-2-3. The first, Building 5, would be anticipated to finish by October. Mr. Sigal asks the chair if the board has the ability to grant a waiver for the driveway, or if this goes to the ZBA. Mr. Fernandes responds that he will get clarification on the matter and what they are allowed to do.

**Motion to continue to following public hearing on February 5, made by Mr. Hornsby and seconded by Mr. Jurczyk. All in favor. Motion Passes.**

The Board discussed which members have missed meetings for SP 479. Members Fernandes, Sigal, Durant, and Hornsby

### **Continued Public Hearing SP. 481, Blue Star Business Park (Building 7)-Condyne Engineering Group, LLC**

**7:49pm**

Topics Discussed:

Mark Dibb

Storm Water Management Review

- Standards 1- 10 Reviewed
- Compensatory Storage
- Riverfront Area
- Flood Zone
- Buffer Zone

Mr. DiGiuseppe noted that he felt all the comments he received from Condyne responded to his concerns and he stands by the recommendation of 30ft Driveway for the building, to keep a lower impact to the area since there will be less traffic here.

Ms. Oakley notes they will now need to await the comments from the Conservation Commission to move forward.

**Ms. Oakley moves to continue to the February 5 meeting. Second by Mr. Durant. All in favor. Motion Passes.**

### **Public Hearing, SP 482- Fairland Farm- Solar Facility- 210 Bay Road**

**8:08pm**

Applicant Adam Schumacker with NextSun Energy Present, as well as Stacy Minihane from Beals and Thomas.

Ms. Minihane begins by giving the board an overview of the solar project:

- Solar panels over cranberry bogs, while continuing the use of the Cranberry bogs
- 10' Tall tracking panels
- 60 out of the 183 acres will be used
- Proposed access off Bay Road, existing access
- There will be a gate at both Bay Road and Fairlee Lane
- Screening options provided, this would be a good discussion item

Board Questions:

- Reflection based on the panels direction
- Vegetation/ screening heights
- Will mosquito breeding grounds increase?

- How many cranberry bogs have you put solar panels on and how long have they operated for?
- Standards for harvesting the cranberries before, after and during construction
- Noise- panels, inverter, decibel sounds
- Abutters home values
- Lighting
- Removal costs if fail
- Hazardous materials in panels?
- Flood zone
- Inverters and battery fenced for safety, what about other areas?
- Snow/wind/trees falling, how are these issues dealt with?
- Timeline for the overall project

At this time the community had an opportunity to ask the Applicant and Board questions and raise their concerns. For the full detail on what was asked and responded to, please refer to the video recording located on the Norton Media Centers webpage

The Board would like to see, for the next meeting:

- Agricultural productivity standards
- Corrections on map of properties
- Documentation about electromagnetic field
- Noise specificity
- Health issues associated with Electromagnetic Field
- Screening options for abutters/the property
- Degradation of the panels
- Can this project be smaller, would like to see smaller options including larger setbacks.

**Motion to move to the February 5 meeting, made by Mr. Hornsby, second by Mr. Jurczyk. All in favor. Motion Pass.**

**Motion to Continue Public Hearing-ANR- 2019-01, Fernandes Circle to the February 5 meeting, made by Mr. Griffin, Second by Mr. Hornsby. All in favor. Motion passes.**

**Motion was made by Mr. Griffin to adjourn. Second by Mr. Durant. Meeting adjourns at 10:46pm.**

**Motion VOTED Unanimously.**

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

Minutes Approved on: 2/5/19

Signature Paul DiFuria