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NORTON PLANNING BOARD MEETING
DRAFT MINUTES OF March 5, 2019

The Planning Board Meeting of March 5, 2019 was called to order in the Norton Board of Selectmen's Room at 7:15 p.m. by Mr. Joseph Fernandes, Chair. Members present were Mr. Timothy Griffin, Ms. Julie Oakley, Mr. Stephen Jurczyk, Mr. Frank Durant, Mr. Oren Sigal and Mr. Steven Hornsby.

Bills and Warrants

Approval of Minutes

ANR Endorsement [2019-04]- 219 Oak Street, Northeast Golf Properties, Inc.

7:15pm

Rene Monice goes over the application. Presents aerial to the board.

MOTION to approve made by Mr. Griffin and second by Mr. Hornsby. All in favor.

Motion Carries

Public Hearing- SP 483: 54 Plain Street Solar Facility- Next Grid Redwood, LLC, Application for Site Plans and Special Permits for a large-scale, ground-mounted solar facility.

7:25

NextGrid represented by Daniel Serber

Details:

- 1.3 megawatts
- 4,500 panels
- 11.4 acre lot
- 4ft berm
- String inverters
- PILOT- \$400,000 over 20 years
- STEM Program with the school and some proposed improvements to the LGN
- 30% energy discount for abutters
- 500-600ft from plain street
- Fence and heights
- Board is given updated plans and response letter to Planning department. (first time seeing them)

Board Questions:

- Point out inverters
- How many inverters are there
 - 25 inverters
- Are they active at night
 - They operate during the day
- Where is there a project close to this size
 - Cape

- What is the fence gap?
 - 6 inch
- How close is the playground to the inverter?
 - 230ft

Ms. Oakley announces she does have a child who attends the LGN

- How tall are the panels
 - 6ft
- Time line?
 - Done during the summer
- What materials are in the panels?
- Where is the access road?

Joe Bacta, school Superintendent

- Would like to look at the closest point to the building
- A higher berm would be ideal, 5-6ft
- PILOT info
- Noise concerns
- Believes fencing is a plus
- Asks if the fence could be set back 100ft from the property line and also consider removing the section of panels closest to the school. Applicant notes he will check on these questions.
- Would like to see the new plans

Bob Kimball, Board of Selectmen Chairman

- Suggests relocation of playground
- PILOT still needs to be discussed with the BOS

At this time community members had a chance to ask the Board and Applicant questions about the project. Please refer to the video, on Norton Media Center's Webpage, for more information.

Board suggests forming a plan to follow up with facilities like this after they are built, to handle any and all sound issues that may occur after they are turned on.

Motion to continue to the March 26 meeting, made by Mr. Jurczyk, second by Mr. Hornsby. All in favor. Motion passes.

Public Hearing for SP-484, 308 E. Main Street/ Bernie & Phyl's – Rubin Norton LLC, Application for Site Plans and Special Permits for 49,400 sf warehouse expansion.

8:47 pm

Oren Sigal Recuses himself as he is an abutter to the project.

Mike Trowbridge and Gregory Houghet to represent the project

Details:

- 49,400 sf warehouse addition in the back of the building
- No new parking or bays proposed
- No impact on traffic
- No new entrance or exits
- Fencing with gate behind building
- Concrete rinsing area

Board Questions:

- How many current loading docks?
 - 36
- Height of the addition?
 - 30ft to match current building
- Lighting
 - Plan is to remain low lighting

At this time community members had a chance to ask the Board and Applicant questions about the project. Please refer to the video, on Norton Media Center's Webpage, for more information. Also noted Mr. Sigal did ask questions at this time.

Mr. Fernandes requests the parking layout be added to the submitted plans.

Motion to continue to the March 26 meeting by Mr. Hornsby, second by Mr. Griffin.

Motion carries.

Internal Business

Future Meeting dates:

- April:
 - 2, 9 & 16

Policy on submittals.

Mr. DiGiuseppe reviews verbiage for the policy:

"In an effort to ensure adequate review time for the Planning Board and Town staff, the Planning Board hereby approves the following policy:

An applicant must submit any material to the Planning Board at least seven (7) days prior to the scheduled public hearing. Failure to submit material within seven (7) days may result in the application being continued at the scheduled public hearing. Additionally, any changes to an application must be identified in the plan as well as a written narrative such as a letter. The Planning Board may waive strict compliance with this policy."

Motion to approve, with verbiage revision, made by Mr. Hornsby, Second by Mr. Jurczyk. All in favor. Motion carries.

Motion was made by Mr. Hornsby to adjourn. Second by Mr. Jurczyk. Meeting adjourns at 9:35pm.

Motion VOTED Unanimously.

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

Minutes Approved on: 3/26/19

Signature Paul DiGiuseppe