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NORTON PLANNING BOARD MEETING
DRAFT MINUTES OF March 12, 2019

The Planning Board Meeting of March 12, 2019 was called to order in the Norton Middle School Auditorium 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

Feb 28th minutes. **Motion to approve made by Mr. Hornsby, Second by Ms. Oakley. Mr. Fernandes abstains. All In Favor (6-0-1) Motion Carries.**

March 5th minutes. **Motion to approve as amended with edits made by Mr. Griffin, Second by Mr. Hornsby. Mr. Sigal abstains. All in favor. (6-0-1)**

SITE 19-001- 4 Olympia Street/ Sweet Stuff Bake Shop- Brad and Melanie Barrick. Application for Site Plan for a bakery.

7:15pm

Dan Campbell, the project Engineer, begins to describe the project.

- Approx. 2,500 sf bake shop and café
- Parking lot surrounds building
- Patio area
- Olympia is a one way
- Driveway will be a one-way around building
- Single family "look" to go with the neighborhood
- Drainage
- Roughly 11,000 sf of pavement

Board comments and questions:

- Has there been any discussion on connecting driveway with the home plate parking lot?
- Is parcel 1 & 2 joined?
- Why is the flow of traffic clockwise rather than counter clockwise?
- How far is the entrance from the end of the street?
 - Roughly 160-170ft
- Where is the septic located?
 - Still working with Board of Health to determine best location
- Will there be a right turn only sign?
- Where is the lighting for the outdoor seating area?
- What are hours of operation planned to be?

- 10am-6pm, Tuesday-Saturday.

- Suggestion of a fence on the right side of the property to shield the neighbors from headlights.

Community Questions:

- At this time the community had questions such as if there could be more signage to clarify the one way and ensure safety for those living on the one way.

Motion to Approve by Mr. Durant, second by Mr. Hornsby. All in Favor (7-0). Motion Passes.

Continued Public Hearing for SP-482: Fairland Farm Solar-NextSun Energy, LLC. Application for Site Plan and Special Permits for a large-scale, ground mounted solar facility located on a cranberry bog.

7:37 pm

Applicant Adam Schumaker with NextSun Energy present, as well as Stacy Minihane from Beals and Thomas as well as the applicant's attorney Patrick Gallagher.

Updates: The Applicant has no project updates at this time and notifies the board they are here to follow up and answer any community or board questions at this time.

Mr. Matthew Gains, Attorney who represents about 20 abutters speaks:

- Has the amendment been posted properly?
- Questions if the board can formally vote prior to the Attorney General Approving the bylaw.

Mr. Patrick Gallagher, NextSun Attorney is hopeful the board plans to close the public hearing soon and reviews what they believe the board should be focusing on as far as permitting requirements.

Board Questions:

- Is this in a Water Resource Protection District?
- Is there data with megahertz as it seems to be a better reading for sound with children?
- Have they considered using string inverters?
- Have you spoke with any more abutters since the last meeting?
- How wide is the easement for maintenance?
- Concerns as to why more abutters have not been contacted.
 - Would like a list of those who have been spoken with
- Would like a better and more accurate depiction of the screening and what plants are being used
- Concerns with the height of screening and the height of sightlines used
- Baseline testing for sound, water and electromagnetic field (EMF) have been requested and would like to see some more info and consideration be given.
- Want to see a comparable project in size, location and factors so the board can really compare the projects.

At this time the community had an opportunity to ask the Applicant and Board questions and raise their concerns. The questions and comments focused on health, visual and noise impacts as well as impacts to property values. For the full detail on what was asked and responded to, please refer to the video recording located on the Norton Media Center webpage.

Motion to continue to the March 26, 2019 meeting by Mr. Jurczyk, second by Mr. Hornsby. All in favor (7-0). Motion carries.

Continued Public Hearing SP. 479 Blue Star Business Park (Leonard Street South and Building 7)-Condyne Engineering Group, LLC

9:03 pm

This is the continued discussion regarding the Application for Blue Star Business Park located on Leonard Street (South) by Condyne Capital Partners, represented by Mark Dibb and Jeff O'Neal.

Mr. Dibb Gives updates:

- Grading revisions
- Driveway width modified
- Granted variances

Board Questions:

- Is there a tenant for the larger building?
- Comments on what driveways provide access for what buildings

Community had concerns about hours of operation.

Mr. Fernandes asks what action conservation can take that could jeopardize and or change the project.

Mr. O'Neal says that if the approval is contingent on conservation and minor changes can be made at a later time, they would be open to closing the meeting and getting a vote. After further discussion and the possibility of changes needing to be made, they chose to leave the public hearing open till next meeting.

Motion to continue hearing to March 26, 2019, made by Mr. Hornsby and seconded by Ms.

Oakley. Discussion: Mr. Griffin asks the board is they should discuss the conditions being put into place, before they make their vote. Mr. Sigal would like a list of waivers from the applicant. Mr. Durant would like to ask Conservation Commission to be prepared to vote on this project at their next meeting. All in favor (7-0). Motion Carries.

Continued Public Hearing SP. 481 Blue Star Business Park (Leonard Street South and Building 7)-Condyne Engineering Group, LLC

9:33 pm

This is the continued discussion regarding the Application for Blue Star Business Park located on Leonard Street (South) by Condyne Capital Partners, represented by Mark Dibb and Jeff O'Neal.

Motion to Continue to March 26, 2019 by Mr. Jurczyk, Second by Mr. Hornsby. All in favor.

Motion Passes.

Mr. Carmichael, Building Commissioner would like to address the Clapp Street solar farm issues. He has been down there to walk the site, and listen for noises, on more than one occasion. The town has no noise ordinance. He is the enforcer of the conditions and has found no violations. Laws in the Board of Health code could help with enforcement.

Motion was made by Ms. Oakley to adjourn. Second by Mr. Jurczyk. Meeting adjourns at 9:47pm.

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 D. Truog