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**NORTON PLANNING BOARD MEETING  
DRAFT MINUTES OF April 30, 2019**

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The Planning Board Meeting of April 30, 2019 was called to order in the Norton Town Hall, Board of Selectmen's Room at 7:15 p.m. by Mr. Joseph Fernandes, Chair. Members present were Mrs. Julie Oakley, Mr. Oren Sigal, Mr. Timothy Griffin, Mr. Scott Bichan, Mr. Kevin O'Neil and Mr. Steven Hornsby.

Mr. Fernandes welcomes new members and proceeds to open the floor to the board or position nominates.

**MEMBER POSITIONS:**

**Mr. Sigal nominates Mr. Griffin for Chairman. Mr. Griffin Seconds.**

**Mrs. Oakley Nominates Mr. Hornsby for Chairman, Mr. Hornsby Seconds.**

**VOTE:**

	Mr. Hornsby	Mr. Griffin	ABSTAIN	NOT PRESENT
Joe Fernandes,	x			
Scott Bichan	x			
Steven Hornsby	x			
Kevin O'Neil	x			
Julie Oakley	x			
Oren Sigal		x		
Timothy Griffin		x		

**Mr. Hornsby is now the Chairman of the Planning Board.**

**Mr. O'Neil nominates Mr. Griffin for Vice-Chairman. Mr. Sigal Seconds.**

**Mr. Hornsby nominates Mrs. Oakley for Vice-Chairman. Mrs. Oakley Seconds.**

**VOTE:**

	Mrs. Oakley	Mr. Griffin	ABSTAIN	NOT PRESENT
Joe Fernandes,		x		
Scott Bichan	x			
Steven Hornsby	x			
Kevin O'Neil		x		
Julie Oakley	x			
Oren Sigal		x		
Timothy Griffin		x		

**Mr. Griffin is now the Vice-Chairman of the Planning Board.**

**Mr. Sigal nominates Mrs. Oakley for Secretary. Second by Mr. O'Neil.**

**All in favor. Zero Oppose.**

**Mrs. Oakley is now the Secretary for the Planning Board.**

### **ANR- 2019-06: 210 Bay Road Application**

Mr. Bichan recuses himself as he is an abutter.

Ian Wisuri of Beals and Thomas and Patrick Gallagher of Dain Torpy reviews the plans.

Board Questions:

- Specify the parcel lines proposed
- Need to see all the required labeling
- Missing abutters on map
- Mr. Sigal would like town counsel to weigh in on if we are allowed to create two lots that are both not buildable and whether the MGLA Chapter 41 Section 81P language “shall forthwith approve” precludes the application of the Town Subdivision Rules and Regulations as to what is required in the plans and the mechanism for fixing it.
- Mr. DiGiuseppe asks the applicant to explain why Lot A had no frontage.

**Motion to resubmit application with required information on the map, and for staff to consult with Town Counsel about whether the Town’s Subdivision Regulations supersedes the Subdivision Control Act and whether the Board has leeway between the Town and State regulations made by Mr. Sigal Second by Mrs. Oakley. VOTE:**

	YES	NO	ABSTAIN	NOT PRESENT
Steven Hornsby, Chairman	X			
Timothy Griffin, Vice-Chairman		X		
Julie Oakley, Secretary	X			
Joe Fernandes		X		
Oren Sigal	X			
Kevin O’Neil		X		
Scott Bichan			X	

**Motion Fails.**

**Motion to Approve, pending Applicant make the required corrections tonight before the close of the meeting and for staff to consult with Town Counsel about whether the Town’s Subdivision Regulations supersedes the Subdivision Control Act and whether the Board has leeway between the Town and State regulations made by Mr. Fernandes, Second by Mr. Griffin.**

	YES	NO	ABSTAIN	NOT PRESENT
Steven Hornsby, Chairman	x			
Timothy Griffin, Vice-Chairman	x			
Julie Oakley, Secretary	x			
Joe Fernandes				
Oren Sigal		x		
Kevin O’Neil	x			
Scott Bichan			x	

**Motion Passes.**

### **ANR- 2019-07: 0 Bay Road**

Board notices the address is incorrect and does not match that of the application.

**Motion to Approve, pending Applicant make the required corrections tonight before the close of the meeting made by Mr. O’Neil. Second by Mr. Fernandes. Vote:**

	YES	NO	ABSTAIN	NOT PRESENT
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Steven Hornsby, Chairman	x			
Timothy Griffin, Vice- Chairman	x			
Julie Oakley, Secretary	x			
Joe Fernandes	x			
Oren Sigal		x		
Kevin O'Neil	x			
Scott Bichan			x	

**Motion Passes.**

**Public Hearing- SP 485- 11 Seminary Way**

Applicant Kathleen LeBlanc present.

Applicant reviews the project and all the contact she has made with Fire, Police, and Building etc. Her son speaks on her behalf in favor of the project and that he will be there as well to provide help to visitors along with safety.

**Motion to close the Public Hearing made by Mr. Fernandes, Second by Mr. Sigal. All in favor.**

**Motion Passes**

**Motion to approve with following conditions made by Mr. O'Neil, Second by Mrs. Oakley:**

- 1. The Applicant must register as a short-term rental with the Department of Revenue as is required by State law.**
- 2. The Applicant must complete a Business Certificate Application with the Town.**
- 3. The Applicant cannot rent to the same renter for more than 31 consecutive calendar days which is consistent with State law for short-term rentals.**
- 4. The Applicant must allow the Building Commissioner to conduct a Pre-Inspection prior to occupancy of any unit that becomes available as a short-term rental.**
- 5. The Applicant shall require that guest vehicles park in the driveway.**

**All in favor. Motion Passes.**

**Planning Board Business and Policies**

**Mr. Fernandes Motions to seek guidance from counsel regarding the issue of conflicting regulations between the PB Handbook and Subdivision Laws, and how to proceed in the future. Mrs. Oakley Seconds. All in favor. Motion Passes.**

**Future Meetings:**

June: 4 & 18

July: 16 & 23

**Motion was made by Mr. Griffin to adjourn. Second by Mr. Sigal. All in favor. Meeting adjourns at 8:55pm.**

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

Minutes Approved on: 6/4/19

Signature Paul D. Fung