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NORTON PLANNING BOARD MEETING  
DRAFT MINUTES OF OCTOBER 1, 2019

The Planning Board Meeting of October 1, 2019 was called to order at Norton Public Library, at 7:15 p.m. by Mr. Steven Hornsby, Chair. Members present were Ms. Julie Oakley, Mr. Oren Sigal, Mr. Timothy Griffin, Mr. Scott Bichan, Mr. Joe Fernandes and Mr. Kevin O'Neil. Also in attendance was Amy Kwesell, Town Counsel and Paul DiGiuseppe, Planning Director.

**Bills and Warrants**

**Approval of Minutes**

Motion to approve as amended September 17, 2019 minutes by Mrs. Oakley, Second by Mr. Sigal. Vote 6-0-1 (Mr. Fernandes abstained)

**ANR Endorsement (2019-12) – 227 and 235 E. Main Street and 15 Leonard Street. Owners: Robert Sullivan, William Houghton, and Campos Holdings, LLC /Applicant: Mark Dibb, Condyne Capital Partners**

- Review of ANR plans
- Amending the lot lines
- Mr. Sigal-questions why this is not a modification of the subdivision?

Motion to endorse made by Mr. O'Neil, Mrs. Oakley Second. Vote:

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

**PUBLIC HEARING- Upcoming Town Meeting Warrant**

- A. Amendments to Article II (Definitions), Article IV Use Tables 4.2, 4.3 and 4.4 and Article XI to add definition of uses, add uses to the Use Tables and clarify Building Inspector's Role.

Mr. DiGiuseppe reviews some of the added definitions, uses and building inspectors roll, Zoning Board of Appeals reviewed proposal and made necessary changes which are reflected in the current draft.

Board goes through each section with questions, suggestions, revisions.

- Motion made by Mr. Fernandes proposing Boarding, Lodging and Rooming House use table be amended to “No” in all residential uses and to “SP” under VC, and to also remove “or rooming house” from Tourist in the chart. Second by Mr. Griffin, all in favor.
- Motion to remove Congregate living facility definition and from use table made by Mr. Sigal, Second By Mr. Fernandes, Discussion had. All in favor.
- Motion to eliminate SP under all Residential zones and change to “NO” for Assisted living and Nursing home and remove Personal Care Service from both definition and use chart made by Mr. Sigal. Second by Mr. Bichan. Discussion had. All in favor
- Motion to remove group home from definition and use chart made by Mr. Sigal second by Mrs. Oakley all in favor.
- Motion to change Large Family care home in all residential zoning from Y to SP made by Mr. Sigal second by Mr. Griffin. All in favor.
- Motion to remove religious facility from the definition by Mr. Griffin second by Mrs. Oakley all in favor.
- Motion to add, under medical/dental office “other than those that may qualify as a home occupancy” made by Mr. Fernandes second by Mr. Sigal all in favor.

B. Amendments to Article IV: Amend Use Table 4.2 to allow duplexes and multifamily use in Commercial District via Special Permit.

Attorney Souza reviews the proposed changes

- Discussion on concerns of lacking restrictions
- Tim discusses to not recommend the article due to no dimensional requirements
- No action tonight, will continue to next meeting

Mr. Bichan recuses himself.

**REMAND SP-488: 210 Bay Road and 21 Fairlee Lane Farm Solar- NextSun Energy, LLC**

The Board discussed potential conditions and concerns:

9:25

Town Counsel reviews remarks and suggestions Via Mr. Sigal’s submitted changes. We will base further edits on this document.

The board decides to begin the review of the conditions line by line making any necessary revisions.

**Motion to add language to number 28 under prior to interconnection, regarding no “perceptible sound at property line” made by Mr. Fernandes, second by Mr. Sigal. Discussion had. Vote:**

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

Other grammatical edits were made to the document and will be changed for the next submission.

**Motion to add “not to be perceptible above background noise at the property line” made by Mr. Fernandes, Second by Mr. Sigal. Vote:**

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

**Motion to Approve SP 488 based on criteria in Article 13 made by Mr. Griffin, second by Mr. Fernandes. Vote:**

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

**MOTION FAILS. 4-2-1**

**Motion to approve application for SITE plan 488 based on discussed conditions being incorporated made by Mr. Griffin, Second by Mr. Fernandes.**

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

**MOTION PASSED. 5-1**

Mr. Bichan returns at 10:58.

**C. Amendment to Article III: Proposed rezoning at Mansfield Avenue and Smith Street from Commercial Zoning District to Village Commercial Zoning District**

Attorney Henry Sousa presents the reasoning for the change in zoning from commercial to village commercial in this area. The benefits and why he feels this would be a good fit.

The board poses their questions and thoughts.

**Motion to endorse by Mr. O’Neil second by Mr. Bichan. VOTE:**

|                          | YES | NO | ABSTAIN | NOT PRESENT |
|--------------------------|-----|----|---------|-------------|
| Steven Hornsby, Chairman | X   |    |         |             |

|                                |   |   |  |  |
|--------------------------------|---|---|--|--|
| Timothy Griffin, Vice Chairman | X |   |  |  |
| Julie Oakley, Clerk            | X |   |  |  |
| Joe Fernandes                  | X |   |  |  |
| Kevin O'Neil                   | X |   |  |  |
| Oren Sigal                     |   | X |  |  |
| Scott Bichan                   | X |   |  |  |

**D. Amendments to Article XIV: proposed changes to Zone III of the Drinking Water Protection District to allow gas stations with underground storage tanks.**

- Tom Need- Gives a brief overview of the petition
- Information about the different zones
- Presentations on the underground tanks, safety procedures, alarm, sensors.
- Concerns on spillage of fuel.

**Motions to endorse made by Mr. Fernandes, second by Mr. Griffin. VOTE:**

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

**Motion to adjourn was made by Mrs. Oakley. Second by Mr. Sigal. All in favor. Meeting adjourns at 12:38 pm.**

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

Minutes Approved on: 10/17/19

Signature Paul D. Bussuppi