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NORTON PLANNING BOARD MEETING
DRAFT MINUTES OF OCTOBER 17, 2019

The Planning Board Meeting of October 17, 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. Scott Bichan, and Mr. Joe Fernandes. Also in attendance was Paul DiGiuseppe, Planning Director. Mr. Timothy Griffin and Mr. Kevin O'Neil absent.

Approval of Minutes

Motion to approve October 1, 2019 minutes with edits made by Mrs. Oakley, Second by Mr. Bichan

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

Mr. Hornsby continues SP 488 to October 22, Motion by Mrs. Oakley, Second by Oren. Abstained Mr. Bichan.

ANR 2019-13 145 Plain Street

Frank Ribelin, applicant, gives an overview of the application. Mr. Bichan asks about the dotted line on the plans. Motion to Endorse by Mr. Fernandes, Second Mrs. Oakley, All in favor.

PUBLIC HEARING- Upcoming Town Meeting Warrant

- Article IV Use Tables- 4.2, 4.3 and 4.4:
 - The board reviews the warrant article submitted to be sure that all the motioned changes were properly made to the document.
 - **Motion to endorse as published in the warrant by Mr. Bichan, Second by Mrs. Oakley, All in favor.**
 - **Motion to authorize the Chair to move on the Board's behalf the voted amendments to the language as published in the warrant voted by the Board by Mr. Fernandes, Second by Mr. Bichan.**
- Article XIV – Proposed changes to Zone III
 - Petitioner present
 - Chair would like to give the board the opportunity as to why they voted NO (2-5)
 - Community member asks for clarification on how the matter is still open. The Chair explains that the public hearing was left open so it is still able to be brought up.
 - Petitioner passes out new, unseen material for the board to view.
 - Chair opens up the option to the board to open discussion or to leave it closed.

- Mr. Sigal was uneasy about opening it up as the impact could happen anywhere in town, rather than a case by case basis. Leaks do happen; there are many reports on leaks. There are concerns about the effects on the water in the town. Also felt this goes against the vision for the Village Center's future as noted that gas stations were not desirable in that space.
- Mr. Bichan: feels a case by case would be acceptable but feels that timing should not be a conflict to what other issue may lie in those areas.
- Mr. Hornsby clarifies his yes vote due to the fact that above ground tanks are currently allowed and this would be a case by case consideration.
- Mr. Hornsby notes he spoke with Mr. Griffin he felt two new wells coming in so zoning would change.
- Mrs. Oakley feels that all applicable the boards should have had an inclusive conversation before bringing this to the Board to have a substantial conversation of concerns and benefits.
 - Mr. Fernandes notes that all-inclusive conversations would have to occur when the special permit is filed for such projects.
- Petitioner David Cohen shares a few maps; starting with one showing the well locations. Mr. Cohen wants the Board to provide reasons for the following: Why can you put a gas station closer to a well head in one area than in an area further away? Why gas stations are located in other Zone III locations, and how they got approved.
- Mr. Bichan recalls that the experts who spoke about this matter discussed the way the water would flow, and the elevations of the land, would clarify this issue.
- Chair, to the petitioner, asks to allow the board members to speak without being interrupted, after several attempts the Chair asks the petitioner to leave the meeting and asks the Board if they would like to reconsider their vote or if they have any further remarks or questions. There were no additional comments.

Motion to close public hearing on town warrants by Mr. Sigal, Mr. Fernandes Second. All in Favor.

Planning board internal business.

Meeting with charter commission- commission refuses to do a joint meeting, the Planning Board will choose a member or two to send to a meeting.

Motion to adjourn at 8:38pm by Mr. Sigal second by Mrs. Oakley. All in favor.

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

Minutes Approved on: 11/12/19

Signature Paul A. Fernandes