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NORTON PLANNING BOARD MEETING
MINUTES OF January 28, 2020

The Planning Board Meeting of January 28, 2020 was called to order at Norton Town Hall, Board of Selectmen's Chambers, at 7:15 p.m. by Mr. Steve Hornsby, Chairman. Members present were Mr. Timothy Griffin, Ms. Julie Oakley, Mr. Oren Sigal, Mr. Scott Bichan, Mr. Kevin O'Neil and Mr. Joe Fernandes. Also in attendance was Paul DiGiuseppe, Planning Director.

Public hearing- Continued: SP-486: 60 West Main Street/Cumberland Farms, Inc. Application for Site Plan and Special Permits for a convenience store and filling station. Continued from June 4, August 20, 2019, September 10, 2019, November 12, 2019 and December 3, 2019 & SP-491: 60 West Main Street/Cumberland Farms, Inc. Application for Special Permit for underground fuel and diesel storage tanks in a Water Resource Protection District, Zone III.

Motion to continue to 2/11/2020 Made by Mr. Fernandes, Second Mr. Sigal. All in favor.

SP-490: 0/108 S. Worcester Street/ Wading River Estates. Application for Special Permit and Site Plan for 37 Condominium units including 4 affordable units in an R-40 zone under Article 19 of the Zoning Bylaw.

Brian Dunn

Tracey Dumart

Attorney Viera

Mr. Dunn Reviews last meetings discussion and gives update.

- Does the board really want them to do a full traffic review when they feel they are making a small impact
- Attorney Viera notes Mass DOT has recently done this study and they feel they would be doing again.
- Parking size changes

Board:

- Are you allowing parking on the street?

Vanesse and Associates

Jeff Dirk

They are not asking for a full-blown traffic assessment; they are asking for basic data that will be needed to properly make their assessment for safety and wellbeing.

No trip generation was provided. Need speed data for sight lines.

Are not asking for queuing. Curve Dimensions- need to be sure firetrucks can get in and out while circulating the roadways through the buildings.

Secondary access may be needed. Signage suggestions.

Areas in the sight line triangles.

Board:

- Is there enough space to do on street parking if they want to?
 - at 20' they should not do it-advised by Mr. Dirk
- Visitor parking backing into the 24', is this okay?
 - 23' is required-Mr. Dirk
- How will trash be taken care of?
 - Incase trash truck turning is needed

Abutter Souzan Hallahan, 118 S. Worcester Street

- Feels each unit will have more than 2 cars
- Factory right across from the sight which has a lot of traffic
- Will school buses be going onto the complex?
- Feels 48hours will not give you enough data
- No one goes the speed limit, which is very scary to her
- Is 500' enough for a sign line if someone is going 50mph
 - There has been at least 4 accidents in front of her house that she recalls
- No one has approached the abutters to give them any information

Mr. Dunn responds to some of the comments.

Mr. Bichan would like a safe spot for those with kids to get their children on the bus.

Mr. Dunn will reach out to Bus Company to discuss how the buses will do pickup and some solutions.

-Also met with water department, adding fire hydrant

-Will be providing landscaping plans

Abutter Ally Harper- 92 S. Worcester

- Feels the 48 Hours is not long enough to gather the proper data

- Flooding concerns

Abutter Dave Robinson 112 S. Worcester Street

- What will be happening on the narrow piece of land that separates their property from the project
- Factory is 24 hours a day, this may need to be factored into the 48 hour traffic study

Abutter Matt Martin- 92 S. Worcester

- Flooding concerns
- How will traffic on powers street be affected, and intersection of Johnscott Blvd. /S. Worcester

Abutter Souzan Hallahan 118 S. Worcester Street

- This is her first meeting on the matter stating her concerns as conservation has been continued as well as the last Planning Meeting
- Flooding is a big concern

Board:

- Welcome to come to Town Hall at any time to come see plans and we are able to email to anyone that would like
- Requesting elevations to be submitted
- Will they use underground utilities
- Have you developed the final contours?
- Board will ask traffic count to be Thursday-Sunday

Applicant

- Applicant has noted they would Deed the strip of land to the abutters but keep what they need for utilities.
- Applicant will provide landscaping plans
- House will be part of the condos
- Agreed to close off Driveway That goes directly onto S. Worcester street from existing house

Motion to Continue to February 25, 2020 Made by Mr. Sigal, Second Mr. Bichan. All in favor.

ZBL Discussion

Mrs. Oakley takes the discussion and gives the board the general overview of what the Committee did during their two meetings. Tonight, they will be looking for any comments the Board may have and some concise decisions.

- 20 Parking Spaces is the Boards suggestion
- Move common driveway provision to "T"

- Frontage Area
- Width of the legal roadway
- Suggestion to summarize the differences in the two areas, the changes.
 - sheet to show, or give an overall INTENT
- Residential parking- onsite or SP

The Board thinks the ZBL Committee has been very beneficial to this process and would like to continue their undertaking of reviewing by-law changes.

Motion to adjourn at 10:00pm was made by Mr. Fernandes, Second Mr. Griffin, **All in favor.**

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

Minutes Approved on: 2/27/10

Signature Paul DiBenedetto