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NORTON PLANNING BOARD MEETING
MINUTES OF JULY 14, 2020

The Planning Board Meeting of July 14, 2020 was called to order at Via Remote Participation on ZOOM at 7:14 p.m. by Mr. Steve Hornsby, Chairman. Members present via call in, per the Governors Order on Remote Participation, were, Mr. Oren Sigal, Mr. Kevin O'Neil, Mr. Joe Fernandes, Mrs. Oakley and Mr. Griffin. Also in attendance was Paul DiGiuseppe.

Mr. Hornsby reads Governor Bakers order on remote meeting policy.

Mr. Scott Bichan Arrives at 7:17pm.

Bills: Motion to approve made by Mr. Sigal Second Mr. Mr. O'Neil. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby.

Minutes: Motion to approve June 29 Minutes made by Mr. Fernandes, Second Mr. Bichan. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby.

Motion to approve the June 26 minutes made by Mr. O'Neil second Mrs. Oakley. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby.

ANR Endorsement (2020-04)-7 Massasoit Avenue, Owner: Steven Passanisi. Applicant: Craig Cygawnoski

Craig from RIM Engineering Present for application. Reviews plans.

Motion to approve and authorize Chair to sign Plans made by Mr. Fernandes, second Mr. Bichan. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby.

Continued: 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. Continued December 3, 2019, January 28, 2020, February 27, 2020, March 10, 2020, April 7, 2020, April 28, 2020, June 9, 2020 and June 23, 2020. Public hearing closed on June 9, 2020.

The Board Reviews the following:

- General Findings of fact
- Special Permit Criteria

- Site Plan Criteria
- Conditions
- Standard Conditions of Approval
 - Revising language under #4
- Prior to Construction
 - Revising language under #6
- Prior to the issuance of a certificate of occupancy
- Post occupancy
- Violation

Motion to approve conditions made by Mr. Fernandes, second Mr. O'Neil. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby.

Motion to approve waiver 15.7 made by Mr. Fernandes Second Mr. Sigal. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby.

Motion to approve waiver 18.2 made by Mr. Fernandes, Second Mr. Sigal. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby.

Motion to approve Affordable Housing under Article 19, made by Mr. Fernandes Second Mr. O'Neil. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby.

Motion to approve Site Plan Application made by Mr. Fernandes, Second Mr. Bichan. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby.

Public Hearing

SP-494: 0 Rear Eddy Street. Application for a Special Permit for a common driveway, duplexes, and development in Wetland Protection District. Owner/Applicant: Sharlene Widak-Smith. Continue to July 28, 2020 due to noticing error.

Motion to continue to July 29 as the hearing notice had to be re-sent due to the application not being explicit about Duplexes, made by Mr. Fernandes, Second Mr. Bichan. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby.

SP-495: 199 Mansfield Ave. Application for Special Permit for an Electronic Message Center. Owner/Applicant: Mima Global Properties.

Applicant Wes Madden here to represent and provides a background on his business and the application.

Sign can be used for many different announcements, open to working with Town for important messages and amber alerts will notice as well.

Board asks a few questions about size of the sign.

Abutters questions and Comments:

- Brightness
- One in support

Motion to close the public hearing made by Mr. Fernandes, Second Mr. Bichan. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby.

Motion to approve Special Permit for Electronic Message Sign made by Mr. Fernandes, Second Mr. Bichan. Discussion. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby.

SP-493: 10 Commerce Way Addition. Application for Special Permit and Site Plan to add 31,500 sf of industrial space and add 61 parking spaces. Owner: Main D LL LLC; Applicant: Condyne Capital Group. Continued June 23, 2020.

Mark Dibb and Jeff O'Neil Present and give update since last hearing.

Board follows up with questions and the application responds to all.

Motion to close public hearing made by Mr. Griffin, Second Mr. O'Neil. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby.

Motion to approve Special Permit for building over 10,000sq ft made by Mrs. Oakley, Second Mr. O'Neil. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby.

Motion to approve Special Permit to allow use over 15% or 2500sq ft of impervious coverage with in Zone II. Made by Mrs. Oakley, Second Mr. Griffin. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby. No. Mr. Sigal.

Motion to approve Site Plan made by Mrs. Oakley, Second Mr. Griffin. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby.

2020-02: 186 South Washington Street. Application for Site Plan to construct 1 4,980 sf industrial maintenance and storage facility. Owner: Industrial Property Leases, LLC. Applicant: Laura Bugay, Green Seal Environmental, Inc.

Laura Bugay/Courtney Beckweth/Anthony Spitalieri/Scott Lemay, all present for application.

Review Plans Submitted

- Truck maintenance
- Peer review notes
- Bin Drop
- Stormwater

Board questions:

- What is on site
- Truck size
- TSS
- Driveway size
- What type of traffic is predicted?

Public questions and concerns:

- An abutter asks for a denial for the following reasons
 - Smell

- Water contamination
- Traffic in and out

Applicant would be amendable to a condition that there “will not be a perceptible odor outside the property”.

Board Questions and comments:

- Hours of operation
- When do trucks leave in the morning (4am)
- When do trucks come back (5-6pm)
- Stormwater discussion
 - Pat Brennan-Peer Reviewer goes over material
- Prepare redline conditions for next meeting
- Concern for residents in area
- How many truck (30)
- Consider numbering trucks and Dumpsters

Motion to continue to the 28th made by Mr. Griffin second Mr. Sigal. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. O’Neil, Mr. Hornsby.

Motion to adjourn at 10:09am made by Mr. Griffin Second Mr. Sigal. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. O’Neil, Mr. Hornsby.

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

Minutes Approved on: SEPT 15, 2020

Signature Paul DiFiore