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NORTON PLANNING BOARD MEETING
MINUTES OF JULY 28, 2020

The Planning Board Meeting of July 28, 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. Joe Fernandes, Mrs. Oakley and Mr. Griffin. Absent Mr. Kevin O'Neil. Also in attendance was Paul DiGiuseppe.

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

Nominations

Mr. Fernandes nominated Mr. Hornsby as Chairman

Mr. Sigal nominated Mr. Griffin as Chairman

Vote:

Mr. Hornsby voted for by: Mrs. Oakley, Mr. Fernandes, and Mr. Hornsby

Mr. Griffin voted for by: Mr. Bichan, Mr. Griffin, and Mr. Sigal

Motion to defer vote to the next meeting when the full board is present, made by Mr. Bichan second Mr. Sigal. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. Hornsby.

Approval to Sign Bills

Motion to have Mr. Hornsby sign bills and present at following meeting , Mr. Griffin as alternate made by Mr. Griffin, Second Mr. Fernandes. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. Hornsby.

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

Minutes:

Moved to following meeting

ANR Endorsement (2020-05)-133 Mansfield Avenue, Owner/Applicant: Dylan and Sean Ribeiro.

Dylan Ribeiro, applicant, present, reviews application for lot split into lot 1 and lot 2.

Both meet 150ft of frontage.

Mr. Sigal asks where dimensions are located on the submitted plans.

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

2020-02: 186 South Washington Street. Application for Site Plan to construct 14,980 sf industrial maintenance and storage facility. Owner: Industrial Property Leases, LLC. Applicant: Laura Bugay, Green Seal Environmental, Inc. Continued from July 14, 2020

Applicants present for meeting.

The applicant shares photos of the site, renderings of the building. They talk about the trucks backing in to park at night so when they leave in the morning they don't make the backup beeping signal.

They also go over the waivers they are requesting: 50' driveway-30' driveway and Plan scale.

Board questions and comments:

- Neighbors safety
- Signage on building or out front
- Lighting off site
- Storage
- Gas pumping stations

The applicant speaks on each of these comments.

Motion to close the public hearing made by Mrs. Oakley, Second Mr. Bichan.

Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. Hornsby.

Discussion: Condition suggestions: increase landscaping in the front from 10' to 20'; hours of operation; number of trucks on site.

Mrs. Oakley suggests going through tracking sheet for desired conditions and be sure concerns are resolved.

Motion to approve Site Plan, pending approval of conditions on August 11th, made by Mr. Griffin, Second Mr. Bichan. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. Hornsby.

Mr. Sigal shares his continued concern for voting on an application prior to discussing conditions.

Motion to approve driveway waiver of 50ft to 30ft made by Mr. Griffin, Second Mr. Bichan.

Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. Hornsby.

Motion to approve waiver for plan scale requirement for 1"= 20' to 1" = 20' made by Mr. Griffin, Second Mr. Bichan. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. Hornsby.

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.

Craig from RIM Engineering present to speak for application.

Craig reviews the plans with the board:

- Common drive and Duplex's
- Driveway lengths
- 20' Vegetated buffer

- Stormwater
- Septic, water, gas
- 30' wide driveway
- Fire department- all weather driveway surface
 - This will be confirmed by Director

Board questions and concerns:

- Who maintains the common drive

Applicant requests a continuance so they can submit the final necessary drawings for the boards review.

Motion to continue to August 11th made by Mrs. Oakley, Second Mr. Sigal.

Discussion: Is this enough time for applicant to produce documents? Applicant confirms they will try and if not will ask to be continued. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. Hornsby.

Adjournment

Motion to adjourn at 8:50pm 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: 8.25.2020

Signature 