



RECEIVED  
NORTON TOWN CLERK

2022 MAR 23 AM 9:21

NORTON PLANNING BOARD MEETING  
MINUTES OF May 25, 2021

---

The Planning Board Meeting of May 25, 2021 was called to order at Via Remote Participation on ZOOM at 7:15 p.m. by Mr. Timothy Griffin, Chairman. Members present via call in, per the Governors Order on Remote Participation, were, Mr. Steve Hornsby, Mr. Alan Bouley, Julie Oakley, Mr. Kevin O'Neil, and Mr. Wayne Graf. Also in attendance was Paul DiGiuseppe. Mr. Scott Bichan was absent from the meeting.

Mr. Griffin summarizes Governor Bakers order on remote meeting policy, along with a reminder of guidelines for the public chat in the meeting.

**Call to Order/General Business**

**Election of representative to SRPEDD**

Mr. DiGiuseppe starts off the discussion to tell the board what SRPEDD is for the new members. SPREDD is a regional planning agency that helps Norton plan to operate more efficiently. It requires a representative from the Planning Board which is Mr. Hornsby. Mr. Hornsby tells the board if a volunteer wishes to be the representative, they can.

**Mr. Bouley motions to nominate himself and seconded by Mrs. Oakley. Roll Call; Mr. Graf Yes, Mrs. Oakley Yes, Mr. Hornsby Yes, Mr. O'Neil Yes, Mr. Bouley Yes, and Mr. Griffin Yes. The Motion Passes. Mr. Bouley is now the new representative for SRPEDD.**

**SP-9414: 242 Mansfield Avenue. Application for Site Plan Approval and Special Permits for a Marijuana Establishment and 25 or more parking spaces. Owner: Nicolos Vassilios. Applicant: Solar Retail Norton, LLC. Applicant seeks to build a 3,700-sf marijuana retail dispensary with 54 parking spaces. Continued from May 11, 2021**

Mr. Stu Clark and Mr. Andre Arzumanyan are present. Mr. Griffin informs the board that since the previous meeting there has been a traffic study done. Mr. DiGiuseppe summarizes the peer review stating the results had said there wouldn't be a significant impact on the local traffic. Mr. Clark believes with the traffic study done that from an engineering perspective the plans will remain the same. Mr. Arzumanyan tells the board he got a call from Norton cooperative mobile home and talked about what they would do about Xfinity Center concerts.

Mr. Bouley asks about the trees at the rear of the property and whether or not they will remain there. Mr. Clark confirms they will be. Mr. Bouley then asks since the building has a garage door

will the building need an oil separator. Mr. Clark confirms that the building will need an oil/water separator as part of the plumbing code. Mr. DiGiuseppe interjects with mentioning the 40b projects are having a similar problem and that they should see Water and Sewer. Mr. Clark states through his experience that would be a part of the Building Permit and Plumbing Permit. Mrs. Oakley suggest pavement markings or a funnel to separate traffic so there isn't any blocking in the parking lot when in operation. Mr. Clark informs the board that the road was made wide enough to have two cars side by side to get through and will consider putting signs and arrows in to help drivers.

Mr. Peter Wiggins of 157 Mansfield Avenue states he that the street is busy and unsafe for pedestrians.

**Mrs. Oakley motions to close the public hearing and is seconded by Mr. Hornsby.**

Mr. DiGiuseppe suggests going over conditions to the decision of the public hearing before closing. Mr. DiGiuseppe asks if there is a surety in the report that was given. Mr. Arzumanyan confirms there is, a ten-thousand-dollar bond that ensure the disposal of all products in the event of the building being decommissioned.

**Roll Call; Mr. Graf Yes, Mrs. Oakley Yes, Mr. Hornsby Yes, Mr. Bouley Yes, Mr. O'Neil Yes, and Mr. Griffin Yes.**

Mr. Bouley asks if there is a standard list of conditions that would be put on the decision. Mr. DiGiuseppe answers there are and there are additional conditions put in from the marijuana bylaw.

**Mr. Hornsby motions to vote on approval of pending conditions for the Special Permit for the Marijuana establishment and seconded by Mr. O'Neil. Roll Call; Mr. Graf Yes, Mrs. Oakley Yes, Mr. Hornsby Yes, Mr. Bouley Yes, Mr. O'Neil Yes, and Mr. Griffin Yes.**

**Mr. Hornsby motions to approve the 25 additional parking spaces and is seconded by Mr. O'Neil. Roll Call; Mr. Graf Yes, Mrs. Oakley Yes, Mr. Hornsby Yes, Mr. Bouley Yes, Mr. O'Neil Yes, and Mr. Griffin Yes.**

**Mr. Hornsby motions to approve the site plan pending conditions and is seconded by Mr. O'Neil. Roll Call; Mr. Graf Yes, Mrs. Oakley Yes, Mr. Hornsby Yes, Mr. Bouley Yes, Mr. O'Neil Yes, and Mr. Griffin Yes.**

**PRE-9685: Blue Star Business Park (Leonard Street North) Phase II-Condyne Capital Partners, Application for Preliminary Subdivision Plan**

Mr. Jeffery O'Neil, Mr. Don O'Neil, and Mr. Brandon Carr are present. Mr. Griffin starts off by stating that this is a preliminary for a site plan on the phase 2 of the Blue Star business park. Mr. DiGiuseppe adds that the Norton bylaw states when we have a non-residential subdivision have two part processes the first is the preliminary and the second is the definitive plan. In the

preliminary the board has the chance to make comments that could be endorsed and put in the definitive plan.

Mr. Brandon Carr the engineer shows the layout of the two lots of phase 2 as well as the main road. Mr. Carr shows the two proposed buildings will be further down the Leonard Street Road that connects to the other buildings. The road would be altogether be about 2050 feet of road leading into a cul-de-sac. With the number of lots there it is possible to have four buildings. The proposed road is thirty feet wide which is similar to what was approved for Leonard Street. There will be trenches and basins to drain out any stormwater on the borders of the properties. Sewer will be extended to the end of the road. There is a proposed pump station by Leonard Street that the sewers will gravitate towards it and will move the sewer to the first pump station that was put in during Phase 1. Conservation approved the design and stormwater treatment for the road and work within the wetlands. Looking for approval of the primary subdivision for the design and road then the design of the future lots.

Mr. Griffin asks if the plan reflects any kind of change from the initial look or are they plans for further into development. Mr. Carr answers the lot layout matches the initial iteration of the design. Mr. Griffin asks if there will be additional signage and direction as the site gets further away from 123 and closer to residential areas. Mr. Jeff O'Neil states that there is signage planned on the opposite side of Leonard Street as they go down the driveway and is geared to go to the right and it is designed so trucks will not go to the left and go further down into a residential area. Mr. Bouley asks how would the board contact the abutters on this. Mr. DiGiuseppe informs Mr. Bouley Preliminary plans are not required to notice the abutters only to obtain the abutters list and do not have to contact abutters until the definitive plan is submitted but still contacted some of the interested parties. Mr. Griffin recalls that this plan was presented to the neighboring abutters for the whole project before taking it to the Town Meetings. Mr. Bouley asks if Janet Street connects to the project. Mr. Carr states that the Fire Department when reviewing the plan requested an emergency fire exit access point with a locked gate going through Janet Street. Mr. Kevin O'Neil asks if there are any plans to put a building on lot 1. Mr. Jeff O'Neil states lot 1 and 2 would have a proposed building sharing both lots. Mr. Kevin O'Neil asks how people would get to future Lot 4. Mr. Jeff O'Neil says they would connect through Future Lot 3 and are looking to reconfigure a better way than a shared pathway. Mr. Kevin O'Neil asks if they could approve a shared driveway parking lot. Mr. DiGiuseppe suggests that they could get a special permit for a common driveway as there is a connection between two lots. Mrs. Oakley asks if there are sidewalks on the road or if it is two-way traffic. Mr. Carr states that there are no plans for sidewalks only the two-way industrial road. Mr. Jeff O'Neil adds that with Conservation input it became difficult to increase the width of the road and they are putting in a retaining wall hold things back and the utilities are within the roadway themselves as well which is gas, electric, water, and sewer. Mrs. Oakley suggests either having a sidewalk for employees who will walk to work or to have a Shuttle or Gatra stop. Mrs. Oakley also suggests having some added buffer between Blue Star and the abutters close to them. Mr. Jeff O'Neil states those concerns will be shown on the definitive site plans. Mr. Kevin O'Neil states his concerns about having the shared driveway between lots 3 and 4. Mr. Jeff O'Neil had written up an agreement that would protect the building owner. Mr. Kevin O'Neil asks if they should provide a special approval for the shared driveway and if approving the current plan would prevent them to edit it during the definitive plan. Mr. DiGiuseppe answers there can be

times where an applicant can come back with changes to the definitive so the definitive plan can be changed however the board would have to determine if the change is from the preliminary or not. Mrs. Oakley asks if proposed lot 12 will use their frontage for access. Mr. Carr confirms that is the case as there is wetlands blocking the way. Mr. Bouley and Mrs. Oakley ask if the parcel next to the Future Lot 4 is a future project or if it is undevelopable. Mr. Carr and Mr. Jeff O'Neil state that the parcel is adjacent to the future building but there are no plans for the parcel as it is mostly wetlands. Mr. Kevin O'Neil asks for the difference between future lots 1-5 and the proposed plots 8-12. Mr. Carr informs the board that the lines are the same but the engineer's map that shows Future Lots 1-5 is outdated and the one shown to the Conservation Commission. Mr. Jeff O'Neil adds that it is 8-12 so it will continue the 1-7 lots from Phase 1 of Blue Star.

Mr. Frank Bettencourt of 10 Janet Street states that four and a half years ago Condyne had talked with the abutters and the plan then was two buildings and had concerns about the heights of the buildings and Condyne came back with a different configuration. Mr. Bettencourt is happy to know that both sides will be working with the abutters on Phase 2. Mr. Griffin asks if there is a way that Condyne would like to go about contacting the abutters if they have any concerns in the future. Mr. Jeff O'Neil says he will make sure with the help of Mr. DiGiuseppe to make sure the abutters have a way to get contacted. Mr. Kevin O'Neil asks if the contacts could be extended to those who might be affected by the buildings including the rest of Janet Street, Carlton Drive, and Downey Drive. Mr. Hornsby suggests extending it to 300 feet away from the property line. Mr. Griffin asks to confirm that it would be an extension of the already 300 feet in place. Mr. DiGiuseppe confirms it would be the abutters of abutters. Mr. Kevin O'Neil suggests extending it further so it does include everyone who may be impacted. Mr. DiGiuseppe states he will look into the possibility of extending it. Mr. Bouley inquires as to the time frame of the construction of the future lots after the definitive. Mr. Jeff O'Neil states that after the definitive plans each get approved that it would start mid-July or beginning of August and could be further if the plans for the road take longer than expected.

**Mr. Hornsby motions to close the public hearing and seconded by Mr. Bouley. Roll Call; Mr. Hornsby Yes, Mr. O'Neil Yes, Mr. Graf Yes, Mrs. Oakley Yes, Mr. Bouley Yes, and Mr. Griffin Yes. The Motion Passes.**

**Mr. Hornsby motions to endorse the Preliminary Plan for Blue Star Business Park Phase 2 and is seconded by Mr. Bouley. Roll Call; Mr. Bouley Yes, Mr. Hornsby Yes, Mr. O'Neil Yes, Mr. Graf Yes, Mrs. Oakley Yes, and Mr. Griffin Yes. The Motion Passes.**

### **General Business**

Mr. Griffin informs the board that the Governor has extended the changes to open meeting law through September 1<sup>st</sup> of 2021. Mr. Griffin asks the board if they would like to remain in Zoom meetings or if they wanted to meet in Hybrid meetings. Mr. Wiggins is in favor of in person meetings. Mr. DiGiuseppe is going to look into in person meetings and will be working with Mr. Michael Yunits, the Town Manager as they haven't gotten permission to be in-person meetings. Mr. Bouley suggests going with hybrid meetings. Mr. DiGiuseppe states he is unsure what the restrictions will be if the meetings will become hybrid.

Mr. DiGiuseppe states that there will be a virtual Open House talking about the Master Plan on June 3, 2021 and the Master Plan draft will be released. Among the topics will be land use and economic development. Mr. DiGiuseppe had received a grant for the Local Rapid Recovery grant to help businesses hurt by COVID and how to help them. Mr. DiGiuseppe also applied for a grant application for the Reed and Barton Site for a phase 2 assessment. Another grant that has been applied for is a Parking Management Plan which will be used for West Main Street to improve the parking issues in the district. Mrs. Oakley asks when they would find out when the grants would be approved. Mr. DiGiuseppe states it closes in June and it may take several months before the grants are given out.

### **Adjournment**

**The motion to adjourn the July 27, 2021 meeting was done by Mr. Hornsby and seconded by Mr. O'Neil. Roll Call Mr. Graf Yes, Mrs. Oakley Yes, Mr. Hornsby Yes, Mr. Bouley Yes, Mr. O'Neil Yes, and Mr. Griffin Yes. Motion passes. The Planning board Meeting from May 25, 2021 was adjourned at 8:46 pm.**

Minutes prepared and submitted by Bryan Carmichael, Department of Planning and Economic Development Administrative Assistant.

Minutes Approved on: 3/22/22

Signature Paul D. Ferguson