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NORTON PLANNING BOARD MEETING  
MINUTES OF September 14, 2021

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The Planning Board Meeting of September 14, 2021 was called to order at the Norton Media Center via Hybrid Participation on ZOOM and in person at 7:15 p.m. by Mr. Timothy Griffin, Chairman. Members present were, Mr. Allen Bouley and Mr. Steve Hornsby. Mr. Kevin O'Neil, Mrs. Julie Oakley, and Mr. Scott Bichan participated remotely via ZOOM also in attendance was Paul DiGiuseppe. Mr. Wayne Graf was absent.

Mr. Griffin explained what a Hybrid meeting was and how it was going to be used in this meeting.

**SP-11449: 0 Leonard St (Blue Star Business Park, Phase II). Application for a Definitive Subdivision Plan within Industrial zoning, Owner/Applicant: Condyne Capital Partners**

**SP-11450 and SP-11451: 0 Leonard St (Blue Star Business Park, Phase II). Application for Special Permits and Site Plan for an approximately 200,000 sf warehouse and a 60,000 sf warehouse within Industrial zoning, Owner/Applicant: Condyne Capital Partners. Special Permits needed for a building over 10,000sf, Water Resource Protection District and Floodplain District.**

Mr. Brandon Carr with DiPrete Engineering is representing Condyne and showed what the new site plan review for both building 12 and 9 and associated Special Permits for Phase 2 of the Blue Star Business Park. Mostly the trees and Building 9 will be the large field. Building 4, 5, and 7 are currently under construction and phase two is in the back of the current park plan. The blue lines on the proposed development are the plans planned for Phase 2 split into five lots. Building Nine is going to have a 230,000 square foot area majority of it being warehouse receiving and shipping. A 14,000 to 15,000 square foot retail office is there also. Building Twelve is a 60,000 square foot warehouse building. The Small Triangle portion of the site plan is set to the right is a buffer for the abutters. Building Nine is Gale Appliance which is a large warehouse fulfillment center. They are a one shift operation with tractor trailer shipments coming in and repair and shipments going out of the building. The Retail section is a show room that people could go through which would have not as much traffic as the warehouse. They do have other accessory rooms on the first floor such as a cafeteria, offices, and a call center. There is a proposition to have the cul-de-sac off of Leonard Street be extended to meet with the Blue Star Business Park. Outside of the building would be loading docks for trucks on the sides and to the south would be a truck area for other non-tractor trailer vehicles and to the right would be service vans. Also around the building is a trash compactor, a repair area for any damaged trucks

which is adjacent to Janet Street. Mr. Griffin asks if there are three exit points to the park. Mr. Carr says there are. The first would mainly be for traffic for workers coming into the building for the industrial or retail purposes and the other two are for truck access. This way it separates the amount of traffic.

Mr. Jeff O' Neil from Condyne notes that there is also a customer pickup area on the truck side and the driveway is set up so the parking lot loops so the trucks can get back onto the road. The customer parking has handicapped spaces there is a concrete footprint in front of the retail building. The car path goes through the entire site. There are two protected historical sites on the property that will not be touched and the conservation buffers are being followed by the standards of the Conservation Commission. Riverfront and Bordering Vegetation, these setbacks are being met. Mr. Carr says that the roadway up to the second exit is approved by Conservation Commission. The only work needed from the Conservation Commission at the moment is around the hundred-foot buffer. There is no direct alternation or floodplain work needed except for the access road needed for Phase 2 which is already approved. There is a fire exit the goes around the building was requested by the Fire Department that goes out Janet Street. It will have an eight-foot-tall gated fence and this exit will not be used for regular traffic. Building 12 would be similar to buildings four and five and is 60,000 square feet. It has similar layout as Building nine with employee parking in the front and truck bays in the back. This building is further from the abutters than building nine and not as much vegetation is needed for cover. There is no physical access from Blue Star to Burt Street as it is wetlands and there will be no further development on the 20-foot-wide strip of road between Blue Star and Burt Street. Building Twelve has an access point from the cul-de-sac off of Leonard Street. Stormwater for Building 9 have catch basins in the parking lot then going into pond systems which is a typical treatment drain that meets the standards of the town. Condyne is proposing to build a berm along the sides of Building Nine that have potential runoff and to support the buffer vegetation to add cover for the neighbors. The berm is going to be 10-12 feet and plantings will be on top of the berm. Building Twelve has about 6 or 7 pond systems following the stormwater plans from Building Nine. Mr. Carr answers an abutters question as to whether the water stays and Mr. Carr answered that the water will dry up in 72 hours and the height of the pond is usually about nine inches. The pond system layout will be mostly three or four feet and will have a sand filter. Underground utilities are used and put under Leonard Street extending sewer and water up into the cul-de-sac and connected to Janet Street so the Fire Department would have access to water. Berm and Buffer to Neighbors include existing trees will remain which are 50 to 60 feet high, the Earthen Berm will be 10 to 12 feet of Vegetated Earthen Berm, and portions of the map that show the berm that will have plants on top of the berm will be between 15 and 25 feet. The berm trench is made to prevent runoff by elevating the ground so it wouldn't be able to reach the abutters' property. Evergreen trees will be used for buffers when planting vegetation. Some of the trees that are preexisting are not evergreen and will have to have added layers of vegetation put to it. A proposed sound wall will be set up as a barrier between Building Nine and Janet Street. One is front of vegetation and one at the end to fill in another gap. Mr. O'Neil says there will be no sidewalk on Leonard Street that leads up to the roadway of Blue Star as they do not have enough space for the amount and traffic and to have the recommended space width of a sidewalk. There is a path that would lead workers from Blue Star away from the streets so they will not walk through the abutters' streets. There are two Electric Chargers for each building in Phase 1. Building Nine may have 4 or 8 of them.

Mr. Griffin states that the order of questions will be members of the Board and then the public can ask questions. Mr. Bouley asks if there will be any utilities on the back of the buildings. Mr. O'Neil responds that there will not be and lights will be pointing away from Leonard Street. Mr. Bouley asks if screening will block the roof. Mr. O'Neil says that it will be. Mr. Bouley asks what the fence will be made of. Mr. O'Neil states the fences will be metallic and the sound walls further in will be wooden and similar to the one they had made for Waste Management. Mr. Bouley asks how the area near Janet Street will be snowplowed. Mr. O'Neil answers that the town and Condyne have not worked that out yet as to how the emergency exit will be cleared. Mr. Carr states that the exit will be cleared on the end of the Blue Star Park and there will be room to make sure the area is plowed without blocking the gate. Mr. Griffin asks to have a write up on the amount of sound reduction the wall will provide. Mr. Griffin states that a peer review will be given out to Condyne for environmental concerns by Horsely Whitten. Mr. Griffin asks to confirm that Gale Appliances will have one shift. Mr. Carr and Mr. O'Neil confirm this and state the shift will be about 6am to 6pm. Mr. Griffin states since the area is an Industrial building the plan will still be seen as a 24-hour operational building.

Peter Wiggins asks about a groundbreaking for the Home Depot site which was postponed by Covid. Mr. Wiggins asks when the groundbreaking will happen. Mr. O'Neil states the groundbreaking may happen in the Spring of 2022. Steve Novak of 2 Janet Street asks why Building Nine can't be pushed further away from the abutters' housing and if the screening around Janet Street and loading docks of the trucks can be moved so visibility can be decreased the best it can be. Mr. Carr answers by stating the width is too long to be moved back along with Building 12 and would be hitting wetlands that require a barrier and certain minimum requirements for the width of the roadways. Mr. Carr also states that the gate and the gap required on Janet Street is acknowledged as the closest area and has been taken into consideration which includes the berm and the roadway leading to Janet Street is turned so the trucks are not seen when driving through the gate which would be twenty feet wide. The area has been given sound and vegetation barrier. Mr. Griffin asks to confirm the roadway requirements and the wetlands prevent the building from going further away from the abutters. Mr. Carr and Mr. O'Neil confirm this statement. John Curtin of 7 Janet Street asks if the building can change shape like an L shape. Mr. O'Neil states that the specifications given are the ones that Gale requested as they are trying to consolidate operations in three buildings to this one building. Catherine Danforth asks through an email about the peer review and will they be getting abutter's comments. Mr. DiGiuseppe states that yes everyone is given a copy of the abutters' comments. Mrs. Oakley suggests a masking map for the vegetation and fencing. Mrs. Oakley asks if Mr. DiGiuseppe can clarify for the record what Planning is doing and what Conservation is doing. Mr. DiGiuseppe states that the Conservation Commission had approved the wetlands and  $\frac{3}{4}$  of the roadway shown on the map proposals. These have been approved and now Condyne has gone back to the Conservation Commission to complete the last quarter of the road for wetland permitting. Horsely Whitten will be working on the Planning and Conservation Peer reviews on Stormwater and wetlands. Mr. DiGiuseppe states that the project will be reviewed by other departments as well.

**Motion to continue to October 5, 2021 was made by Mr. Hornsby and seconded by Mr. Bouley. Roll Call; Mr. Hornsby Yes, Mr. Bouley Yes, Mrs. Oakley Yes, Mr. Bischan Yes, Mr. O'Neil Yes, and Mr. Griffin Yes.**

**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. Continued from July 14, 2020, July 28, August 25, 2020, September 15, 2020, September 29, 2020, October 6, 2020, October 27, 2020, November 17, 2020, December 1, 2020, December 15, 2020, January 5, 2021, February 2, 2021, February 23, 2021, March 23, 2021, April 6, 2021, April 27, 2021, June 8, 2021 & July 13, 2021. Applicant is seeking a continuance to October 5th.**

Mr. Widak does confirm the continuance as they still need to go through the Conservation Commission in late September.

**Motion to Continue the application to October 5, 2021 was made by Mr. Bouley and seconded by Mr. Hornsby. Roll Call; Mr. Hornsby Yes, Mr. Bouley Yes, Mrs. Oakley Yes, Mr. Bichan Yes, Mr. O'Neil Yes, and Mr. Griffin Yes.**

**Discussion: Acceptance of Altered Layout of Leonard Street (widening)**

Mr. DiGiuseppe leads the discussion stating that the Leonard Street widening was brought before the Select Board and found that Planning should decide on it as it is a change in the street. Mr. Griffin asks if the Select Board made a decision on this. Mr. DiGiuseppe responded by stating that the Select Board had voted to give the discussion over to the Planning Board. Mr. Jeff O'Neil explains the roads will be widened from where the Blue Star Park roads are. Mr. Bichan inquires what the highlighted parts of the map is. Mr. Griffin states they are where the road will be widened. Mr. Bichan inquires if it is asphalt. Mr. O'Neil states the yellow is the right of way that is being asked of in width for Leonard Street. Mrs. Oakley inquires if this is only for an increase in the width of the right of way into town. Mr. O'Neil states it is and all the work for it is done and there is no more work to be put in place. Mrs. Oakley asks what is the purpose of the Right of Way expansion. Town Manager Michael Yunits states that the road has already been constructed and the Planning Board will have to accept or deny the new width as a public way and the land Condyne used will be part of the layout and would change the roadway from private to public.

**Mr. Hornsby motions to endorse and Mr. Bouley seconds the motion. Roll Call; Mr. Hornsby Yes, Mr. Bouley Yes, Mrs. Oakley Yes, Mr. Bichan Yes, Mr. O'Neil Yes, and Mr. Griffin Yes.**

Mrs. Oakley states that the Widening should be clarified if it is brought to Town Meeting. Mr. Bichan inquires why Conservation was not involved. Mr. Yunits states Conservation had approved the road.

**Discussion: 2021 Master Plan**

Mr. Griffin states that the Master Plan is still a draft and will be set to the Fall Town Meeting to be approved. Mr. Hornsby starts it is good that the Master Plan is stated as non-binding. Mrs. Oakley states that it looks good and that we are not alone in constructing a Master Plan in

Massachusetts. Mr. Hornsby states the Board shouldn't make voters think they are making a new by-law. Mr. DiGiuseppe states that Select Board did not send out the Master Plan to the Planning Board as they didn't have the authority to and it will be presented to them. Mrs. Oakley inquires if the Selectboard not sending it to Planning Board if it changes anything. Mr. DiGiuseppe states it doesn't change how it goes forward. Mr. DiGiuseppe states there is a deadline for the vote to have the language written in the Master Plan to be finalized by Town Council.

**Mr. Hornsby motions to approve pending legal review and seconded by Mr. Bouley.**

Mr. O'Neil inquires if the article has the ability to write the language. Mr. DiGiuseppe states that we can draft it and Town Council will look at it. Mr. O'Neil inquires if a change occurs in the wording of the Master Plan will a second vote be needed. Mr. O'Neil is suggesting that they should change the motion to a vote with no conditions as the Board does not have the time to look over the wording and that they should wait and just let the Town Council decide the wording. Mr. Hornsby states that his motion was that there would be no substance changes. Mr. O'Neil and Mrs. Oakley ask if they are voting on the language or sending the draft to the Town Meeting and if it is necessary. Mr. Griffin states the Board had voted to present to the Town Meeting. Mr. DiGiuseppe states the this is for confirmation of the language being sent to Town Council. Mr. Hornsby withdraws his motion and votes to adjourn which is seconded by Mr. O'Neil.

### **Adjournment**

**The motion to adjourn the September 14, 2021 meeting was done by Mr. Bichan and seconded by Mr. O'Neil. Roll Call; Mr. Hornsby Yes, Mr. Bouley Yes, Mrs. Oakley Yes, Mr. Bichan Yes, Mr. O'Neil Yes, and Mr. Griffin Yes. Motion passes. The Planning board Meeting from September 14, 2021 was adjourned at 9:02pm.**

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

Minutes Approved on: 11/1/22

Signature Paul DiGiuseppe