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NORTON PLANNING BOARD MEETING MINUTES OF NOVEMBER 9, 2021

The Planning Board Meeting of November 9, 2021 was called to order at the Norton Public Library Community Room via Hybrid Participation on ZOOM and in person at 7:15 p.m. by Mr. Timothy Griffin, Chairman. Members present were Mr. Wayne Graf, Mr. Allen Bouley, and Mrs. Julie Oakley. Mr. Kevin O'Neil and Mr. Steven Hornsby participated remotely via ZOOM also in attendance was Planning Director Paul DiGiuseppe and administrative Assistant Bryan Carmichael.

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

General Business

Mr. Griffin informs those in attendance that Scott Bischan had left the Planning Board as he was no longer going to be living in Norton and that if anyone wanted to step in for him to contact the Town Manager Mike Yunits. The term would last until April 2022 when Mr. Bichan's term would have ended.

Bills & Warrants – Three bills are turned in and approved by the Planning Board; one for Amory Engineering, one for W.B. Mason, and one for SRPEDD.

Minutes – Minutes were presented from the October 19, 2021 meeting. They were returned with corrections and will be resent after the edits are implemented.

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 is representing the applicants of the project. Since the last meeting they attended Horsley Witten wrote the rest of the review and it has been commented on and implementations have been put in. Conservation Commission also was given the same review from Horsley Whitten on the environmental aspects of the construction of Buildings 9 and 12 which include wetlands and stormwater. The Horsley Witten review consisted of review traffic, storm water, wetlands impact, subdivision regulations, town zoning, and other aspects of the project. Currently the current site plan is of two buildings. There is a roadway from Leonard Street coming from the bottom left of the plan. Yale is building nine which will be an estimated

270,000 square foot warehouse and retail distribution center. Parking breakdown was added with a new parking calculation that was separated by the building use. The proposed parking lot that would've been a future project is needed now and will be a part of the current proposed plan. Building 12 is a similar warehouse to Buildings 4 and 5 with a square footage of 60,000 square feet. The site plan overall hasn't changed from the peer review mostly focusing on Stormwater calculations, adjustment of the ponds, operational maintenance plans, soil erosion control, and trip generation. An Operating Traffic review was made that showed how the trucks will be able to turn while driving down the road and into the parking lot and the docking bays as well as the roadway geometry. Northern and Eastern maintenance will be done to the berm. The fire exit was made less straight and visible. A 12-foot gate will separate the building from Janet Street. A 14-foot sound wall will be put in around the fire exit and off the corner of the building. Aphrodite plants will be around to soften the appearance of the sound walls on the northern side. Interior plants at the fire exit are a mixture of lower bushier plants to build the base and majority will be filled with Techny arborvitae. They are looking to get the best deer resistant plants for a barrier that is also bushy. There will be plants on top of the berm and new plants sloping down don't have berm. The trees height reaches up to 50 feet and average at 30 feet. Mr. Griffin confirms with Mr. Carr that there are plantings in the peninsula facing the fire exit do not have all berm plants. The type of sound wall is Tough Barrier and it is the same sound wall used along the Waste Management property line which can reflect sound. Shadowing cross section through site going into woods, the sun angle used the highest and lowest point showing the building will be shorter than the trees and the shadow will hit the tree line and no houses. Mr. Jeffery O'Neil reminds Mr. Carr of the turn radius for trucks. Mr. Carr states a full turning analysis plan was made and an extension on the width of roadways to accommodate trucks was added. Mr. Griffin asks if there were any changes to the soil counts and the infiltration rates. Mr. Carr says Horsley Witten has not responded yet and currently the plan is to have the C layer of soil, the underlying sand which would be the bottom of the pond be the layer that takes in the infiltration.

Mrs. Janet Bernardo, an engineer of Horsley Witten shows the site plan and subdivision will prepare for full response and wetlands will be written up later as they are currently in the process of getting the site reviewed for their review.

Mr. Steve Stanish initial reviewer has new material for standard 4 phosphorous counter amended 100% phosphorous must be removed from the town guideline of at least 65% under the MS4 mandate and calculations are wanted for removal. Mr. Carr states he can get the calculations. Mrs. Bernardo requests for a shadow exhibit for all four seasons to see if there is a difference. Mrs. Bernardo asks about the turning exhibit of Building 12 and how the trucks could enter the lowest most points on the truck bay on the right side. Mr. Carr shows those spots are actually the trash compactors and will show the truck turning exhibition for that area as well. Mrs. Bernardo brings up that operation hours are typically seven to five and construction will take place seven to seven Monday through Saturday. Mr. O'Neil states the hours of operation are the same throughout all the buildings for construction. Mrs. Bernardo notes that although not usually done the utilities will have to be under the streets so not to cross with wetlands and would like to see where electrical will go. Mrs. Bernardo inquires what they will do for snow signage and where the walking path on the map. Mr. Carr informs that there should be enough room to move the snow into an area not blocking the fire exit. Mr. Carr notes Mr. DiGiuseppe had a similar comment on the walkway and it will be bolded so it can be identified more easily. The path will

start from the emergency access and loop its way around the Yale Appliance building not intended to be used as a public utility. Mrs. Oakley asks about the conditions; would they be a part of the condition or would the board have to vote on it separately. Mr. DiGiuseppe suggests separating the vote as part of the decision. Mr. Bouley asks if they are also reviewing the landscape plan. Mrs. Bernardo confirms they will.

Public comments were made by Steve Malvick of 2 Janet Street, John Curtin of 7 Janet Street, Joann Curtin of 7 Janet Street, Donna Andreasen of 5 Janet Street, and Amelia Lydon of 120 Burt Street. Topics include;

- Vegetation at different elevations to fill in any gaps
- Tree Location
- Sound wall
- Trash Compactors
- Water runoff
- Generator
- Shadow Measurement
- Walkway Fence
- Snow Storage
- Retail

Mr. Carr answers that there are going to be 2 to 4 trash compactors and they will only have cardboard. There will be six parking spots set aside for the box trucks to take away the compacted cardboard and will look into any protentional problems that a trash compactor may produce. Mr. Griffin states that Norton has a bylaw for Stormwater that says water has to be equal or less than prior to construction and the Shadow Measurement was also asked by Horsley Witten. Mr. Carr answers retail question about moving the box trucks to the retail side declaring the building would have to be rearranged entirely as the compactors would also need to move. The cardboard would be picked up three times a week. Fourteen-foot sounds wall with a four-foot dock below would make 18 foot tall which will be taller than the trucks. Mr. Curtin asks what the wall will look like and will it have glare. Mr. Carr states it is made of concrete and will not have a glare and comments the only part of the project that could have glare is the retail portion of the building facing a way from the abutters then shows the render of the back that depicts all concrete. Mrs. Oakley would like to have an up-to-date rendering of the current plan looking down Janet Street as well as surveying the trees to determine whose property they belong to which Mr. Carr can do for next meeting. Mrs. Oakley suggests changing the hours of operation during the construction to not have Saturday on the list of days in operation and other considerations to take into consideration that there is residential next door. Mr. Graf asks to have Appendix "A" amended where it states the trucks are all on one side. Mr. Carr informs the board that they should have enough time to look over any revisions the board, public, and reviewers have made by the November 30, 2021 meeting and if not December 14 2021.

Motion to continue to the November 30, 2021 meeting was made by Mrs. Oakley and seconded by Mr. Graf. Roll Call; Mrs. Oakley Yes, Mr. Bouley Yes, Mr. Graf Yes, Mr. Hornsby Yes, Mr. O'Neil Yes, and Mr. Griffin Yes.

Master Plan Implementation Plan

Mr. DiGiuseppe leads off the discussion and shows a PowerPoint to asking what the role of the Planning Board will be and what program areas they will be partaking in. Mr. DiGiuseppe suggests that the board could get an annual report given to them to know what is being implemented. There will be overlap with other groups that will work on different projects with different departments. The different groups would work together and report to the Planning Board. Mr. Griffin asks if the teams are based on the development that touch that element. Mr. DiGiuseppe states the teams are based on the groups shown on the grid. Mr. DiGiuseppe continues that the Housing has no lead as Mr. DiGiuseppe is busy on different projects and the Housing Authority can't do head it either with the number of projects they have. So, a consultant could help like from SRPEDD. Mr. DiGiuseppe had talked with Town Manager, Michael Yunits who said that a consultant could help with steering into the Master Plan in the right direction economically. Mr. DiGiuseppe states that people like Chris Keyes is unofficially helping on projects such as the rail trail as volunteers helping in other departments. Mrs. Oakley asks if a steering committee could be a part of the director's meetings. Mr. DiGiuseppe spoke that they will be prepared for Spring town meetings and town committees should be formed. Mrs. Oakley points out that they should look for gaps and make sure nobody is spread too thinly and to know which groups might need more help. Mr. DiGiuseppe states that The Local Rapid Recovery Plan time needed more capacity to build and ARPA funds could be brought in for subcontractor. Mrs. Oakley suggests having a representative from each board for each project. Mr. DiGiuseppe gives an example of redevelopment which is sewage would be good for West Main Street and would also help out Water and Sewer. Mr. O'Neil suggests a program manager to coordinate the Master Plan. Mr. DiGiuseppe volunteers himself to lead the coordination for the time being and will talk with Mr. Yunits to discuss further.

Business and Policies

Future meeting dates were discussed including January 4 & 18, February 1 & 15, March 8 & 22, and April 4 & either April 12 or April 26.

Adjournment

The motion to adjourn the November 9, 2021 meeting was done by Mrs. Oakley and seconded by Mr. Graf. Roll Call; Mrs. Oakley Yes, Mr. Bouley Yes, Mr. Graf Yes, Mr. Hornsby Yes, Mr. O'Neil Yes, and Mr. Griffin Yes. Motion passes. The Planning board Meeting from November 9, 2021 was adjourned at 9:48pm.

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

Minutes Approved on: 12/17/21

Signature Paul DiGiuseppe