



TOWN OF NORTON
SELECT BOARD
MUNICIPAL CENTER
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Select Board
Meeting Minutes
March 29, 2021

I. Call to Order by Chair

The March 29, 2021 joint meeting of the Norton Select Board and Finance Committee was held remotely (Web: <https://us02web.zoom.us/j/6391519600>; Phone: 646-558-8656; Meeting ID: 639 151 9600, and the Finance Committee meeting was called to order at 7:00 P.M., by Mr. Stephen Evans, Chair of the Finance Committee. Finance Committee member(s) present: Ms. Aimee Sawyer, Ms. Paula Daniels, Mr. Aaron Smith, Mr. Kevin Snyder, and Mr. Zack Tsilis. The Select Board meeting was called to order by Mr. John Conway, Chair of the Select Board, at 7:00 P.M. Members Present: Ms. Renee Deley, Mr. Michael Toole, Mr. Bramwell, and Ms. Megan Artz. Also in attendance: Mr. Michael D. Yunits, Town Manager.

Mr. Conway read the proclamation on the Vietnam War from the Commonwealth of Massachusetts. He thanked all the veterans and their families.

II. New Business

Review, Discuss, and/or Vote Town Meeting and/or Operating Budget Requests, to include but not limited to:

- Tax Increment Financing Proposal – Project Northeast at Leonard Street

Guests that were present: Mr. Ziya Hajiyeve, Ms. Audrie Houchens and Ms. Jessica Craw of Ernst & Young; Mr. Jacob Williams of Home Depot; and Mr. Jeffrey O'Neil of Condyne.

Mr. Hajiyeve and Mr. Williams presented on the proposal for a project at the Blue Star Business Park. Mr. O'Neil stated that the permit fee would be \$160,000 and that could be as early as June of this year. Mr. O'Neil advised that Penske and Ryder would receive work maintaining the trucks.

After the presentation, Mr. Conway opened it up to questions. Mr. Bramwell stated that it is good to have such a company in Norton. Ms. Artz said that she just bought a front door and commented that this would help delivery. Mr. Williams supported Ms. Artz's statement and stated that it would actually improve local delivery.

Ms. Deley mentioned that this is one of the things the Board had talked about last week. Mr. Williams indicated that they are looking at ten sites in MA and Norton is third on their list. Mr. Conway stated that he is looking forward to partnering with Home Depot. Mr. Conway emphasized that he wants to make sure that there is awareness to residential areas because the Town has had issues in other areas. Mr. Conway explained that he knows they have directed

that trucks not use Leonard Street and advised that it is fine with eighteen-wheelers, but the concern is the box trucks.

MOTION was made by Ms. Deley to support the TIF agreement as described tonight. Seconded by Mr. Bramwell. Vote: Ms. Artz – Yes; Mr. Bramwell – Yes; Mr. Toole – Yes; Ms. Deley – Yes; and Mr. Conway – Yes. MOTION CARRIES.

- Citizen Petition of Lucile Drane, re. Map 5, Parcel 33, and Map 5, Parcel 33-01 (Zoning Bylaw, Article III – Zoning Map and Districts, and Zoning Map Amendment)

Mr. Matthew Drane presented information on the petition article to rezone the land between White Street, Newland Street, and East Main Street.

Mr. Conway opened the discussion up to the Select Board. Mr. Bramwell stated that the site is useless as residential. Mr. Bramwell expressed that it would be better used for a convenience store or something like that, but emphasized again that he could not see any value residentially. Mr. Drane advised that it would most likely be an office building or something like that.

Mr. Toole agreed that it would be better as commercial. Mr. Toole asked Mr. Drane if he knew if the other owner is in support. Mr. Drane replied that they are in support and commented that they aren't from Norton. Mr. Yunits stated that he was in support of this. Ms. Deley encouraged Mr. Yunits to work with the Planning Board to see if this can be corrected without the need for an article. Mr. Drane stated that he would like to see if they can amend the scrivener's error. Mr. Toole replied that he believed it could be amended on the town meeting floor. Mr. Yunits corrected Mr. Toole stating that they cannot amend a petition article. The Town Manager said he would check with town counsel to see if the petitioner can amend it.

Mr. Conway asked what the time frame is to correct this rather than go to town meeting. Mr. Yunits advised that he would have to speak with town counsel and the Planning Director. Mr. Conway stated that he saw there was a question from Mr. Oren Sigal, a Norton Planning Board member, who then began a presentation. Mr. Conway stated to Mr. Sigal that this seems like a presentation not a question and remarked that this appears to be something that should be presented to the Planning Board if it gets to that point.

- FY22 Capital Plan

MOTION was made by Ms. Deley to approve the proposed FY22 Capital budget with a total of \$2,190,947 to be drawn from the list as shown. Seconded by Mr. Bramwell. Vote: Ms. Artz – Yes; Mr. Bramwell – Yes; Mr. Toole – Yes; Ms. Deley – Yes; and Mr. Conway – Yes. MOTION CARRIES.

- Fixed and Shared Expenses (#711, #750, #910, #911, and #940)

Mr. Conway asked if there were any questions from the Board and there were none.

- Miscellaneous Town Offices and Board Expenses (#131, #177, #294, #692)

Mr. Conway asked Mr. Yunits if his recommendations meet the ask and he answered yes. Mr. Conway asked the Board members if they had any questions and they did not.

- Fixed General Government Expenses (#132, #151, #158, #162, #176, and #195)

Mr. Toole stated that he was new to this process and asked what happens if the Finance Committee voted on these and there ends up being a deficit. Mr. Evans answered that they would have to move for reconsideration if they need to reduce any of these.

3. Adjournment.

MOTION was made by Mr. Bramwell to adjourn at 9:00 P.M. Seconded by Ms. Artz. Vote: Ms. Artz – Yes; Mr. Bramwell – Yes; Mr. Toole – Yes; Ms. Deley – Yes; and Mr. Conway – Yes. MOTION CARRIES.


URL Link: <https://www.youtube.com/watch?v=nL4EqpsPn9Q>

Respectfully Submitted by:



Jennifer Reid, Office Administrator

SELECT BOARD MINUTES OF MEETING MARCH 29, 2021



John Conway, Chair




Michael Toole, Vice-Chair



Christine Deveau, Clerk

Renee Deley, Member



Megan Artz, Member

Minutes Approved by Board on: April 29, 2021

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