



TOWN OF NORTON

MUNICIPAL CENTER

70 EAST MAIN STREET, NORTON, MA 02766

Telephone: (508) 285-0210 Fax: (508) 285-0297

E-mail: myunits@nortonmaus.com

NORTON TOWN CLERK

2024 APR 26 AM 11:00

Michael D. Yunits
Town Manager

TO: LUCIA LONGHURST, TOWN CLERK

FROM: MICHAEL D. YUNITS, TOWN MANAGER

DATE: APRIL 26, 2024

RE: TOWN MEETING ARTICLE - LEONARD STREET NORTH

The Select Board voted at its February 29, 2024, meeting to refer the above-captioned matter to the Planning Board for its non-binding report (see attached memorandum from Michael D. Yunits, Town Manager, dated March 1, 2024, with plan).

Based upon the plan filed with the Town Clerk's Office on April 9, 2024, (attached) and the April 16, 2024, unanimous recommendation of the Norton Planning Board endorsing Leonard Street North as an accepted way (see memorandum from Paul Diguseppe, Director of Planning and Economic Development, dated April 17, 2024, attached hereto), the Select Board voted as follows and authorized the Town Manager to submit the following record of the Select Board's recommendations:

On April 25, 2024, acting on a motion to recommend, it was voted 5-0-0 as follows:

Recommended: Luciano – Yes; Rich – Yes; Hornsby – Yes; Artz – Yes; and Snyder – Yes.

MOTION TO SUPPORT CARRIES.

mtb

Attachments



NORTON PLANNING BOARD
70 East Main Street
Norton, Massachusetts 02766-2320
Office: 508-285-0279 Fax: 508-285-0277

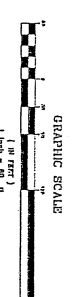
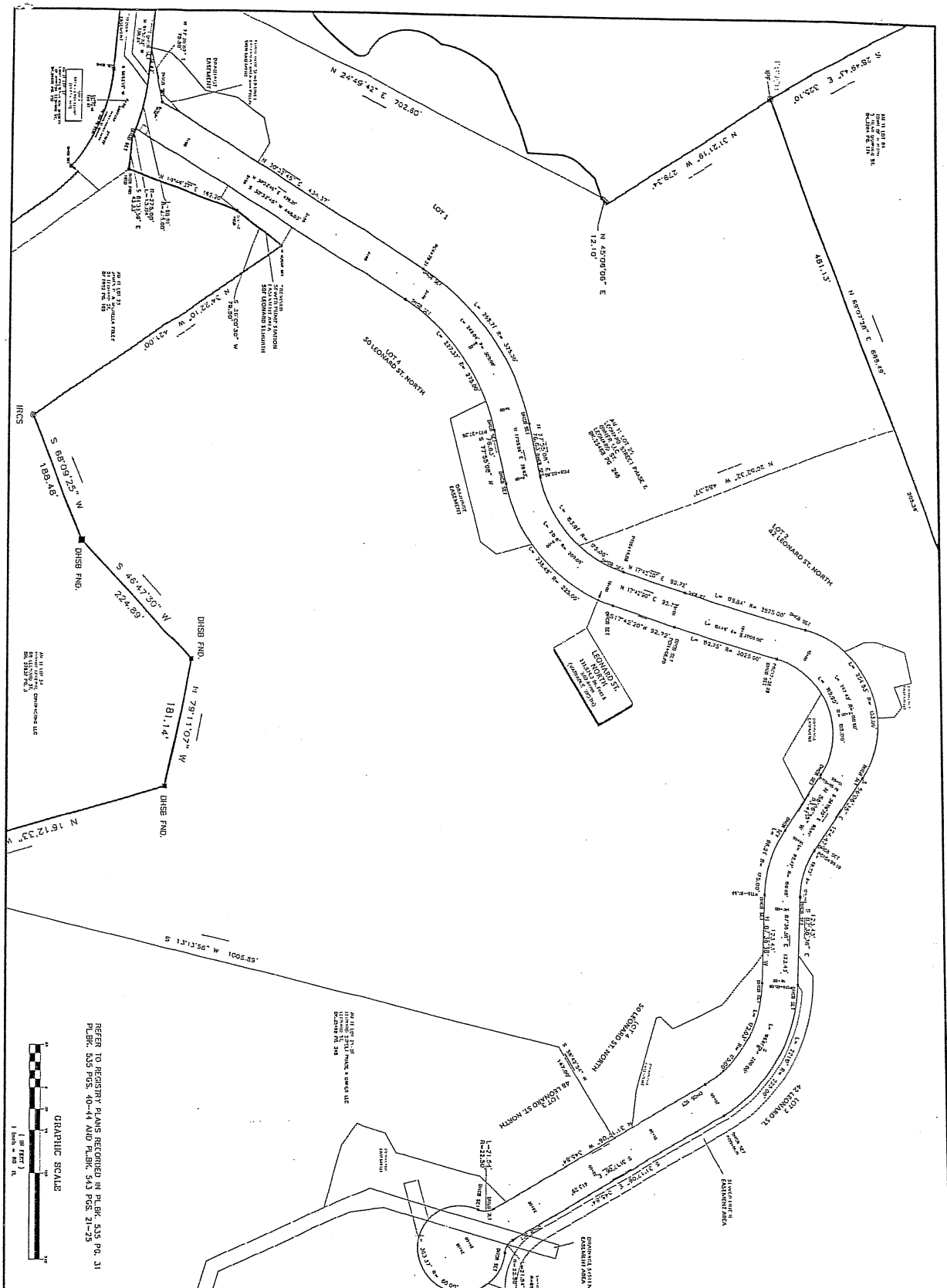
RECEIVED

APR 17 2024

Town of Norton
Select Board's Office

TO: Norton Select Board
THROUGH: Michael Yunits, Town Manager
FROM: Paul DiGiuseppe, Director of Planning & Economic Development
DATE: April 17, 2024
SUBJECT: Street Acceptance for Leonard Street North

On April 16, 2024, the Norton Planning Board unanimously endorsed Leonard Street North as an accepted way.



REFER TO RECOVERY PLANS RECORDED IN PL.BK. 515 PG. 31
PL.BK. 535 PGS. 40-44 AND PL.BK. 543 PGS. 21-25

**AS BUILT PLAN AND PROFILE OF
BLUESTAR BUSINESS PARK, PHASE 2
LEONARD STREET NORTH
STA. 0+00 TO 244+15**

NORTON, MA

CONDYNE CAPITAL PARTNERS, LLC
42, 4B, 50 LEONARD STREET NORTH
NORTON, MA 02033
DATE: 05/20/2024
REVISED: APRIL 8, 2024

SCALE: 1"=60'

STREET ACCEPTANCE KEY SHEET

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	04/08/24	SHEET MADE COMING	JML	
2	05/09/24	ISSUED TO OWNER	JML	
3	06/25/24	SUBMITTED TO CLIENT	JML	
4	06/25/24	RECEIVED FROM CLIENT	JML	

DATE: _____

NORTON TOWN CLERK

DATE: _____

NORTON PLANNING BOARD

DATE: _____

NORTON SELECT BOARD

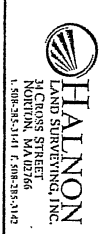
DATE: _____

LEGEND

DTA - DRAINAGE TIE IN
DHB SET - DRAINAGE HOLE CONCRETE BOUND SET
DHB Pk. - DRAINAGE HOLE CONCRETE BOUND SET
DHB SET - DRAINAGE HOLE CONCRETE BOUND SET
DHB SET - DRAINAGE HOLE CONCRETE BOUND SET

FOR PROFILES USE ONLY

GRID NORTH
MA MARLAND 8305 (NADES)
VERTICAL DATUM (NADES)
SMARTNET RTK NETWORK





TOWN OF NORTON

MUNICIPAL CENTER

70 EAST MAIN STREET, NORTON, MA 02766

Telephone: (508) 285-0210 Fax: (508) 285-0297

E-mail: myunits@nortonmaus.com

Michael D. Yunits
Town Manager

TO: TIMOTHY M. GRIFFIN, CHAIR, PLANNING BOARD

FROM: MICHAEL D. YUNITS, TOWN MANAGER

DATE: MARCH 1, 2024

RE: PROPOSED WARRANT ARTICLE - LEONARD STREET NORTH

At its meeting of February 29, 2024, the Select Board voted to refer the following matter, submitted in the form of the draft article, to the Planning Board for its non-binding recommendation:

To see if the Town will vote to accept as a public way the roadway known as Leonard Street North, as heretofore laid out by the Select Board and shown as "Phase II Road" on a plan of land entitled "As Built Plan and Profile of Phase II Roadway Sta. 0+00 to 24+15 in Norton, MA," dated September 6, 2023, prepared by Halnon Land Surveying, Inc., and on file with the Town Clerk, and authorize the Select Board to acquire, by gift, purchase, and/or eminent domain, the fee to and/or permanent easements to use Leonard Street North for all purposes for which public ways are used in the Town of Norton and any drainage, utility, access, sight line and/or other easements related thereto; or take any other action relative thereto.

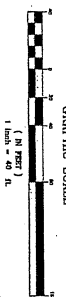
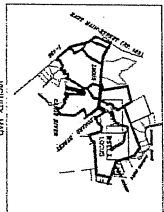
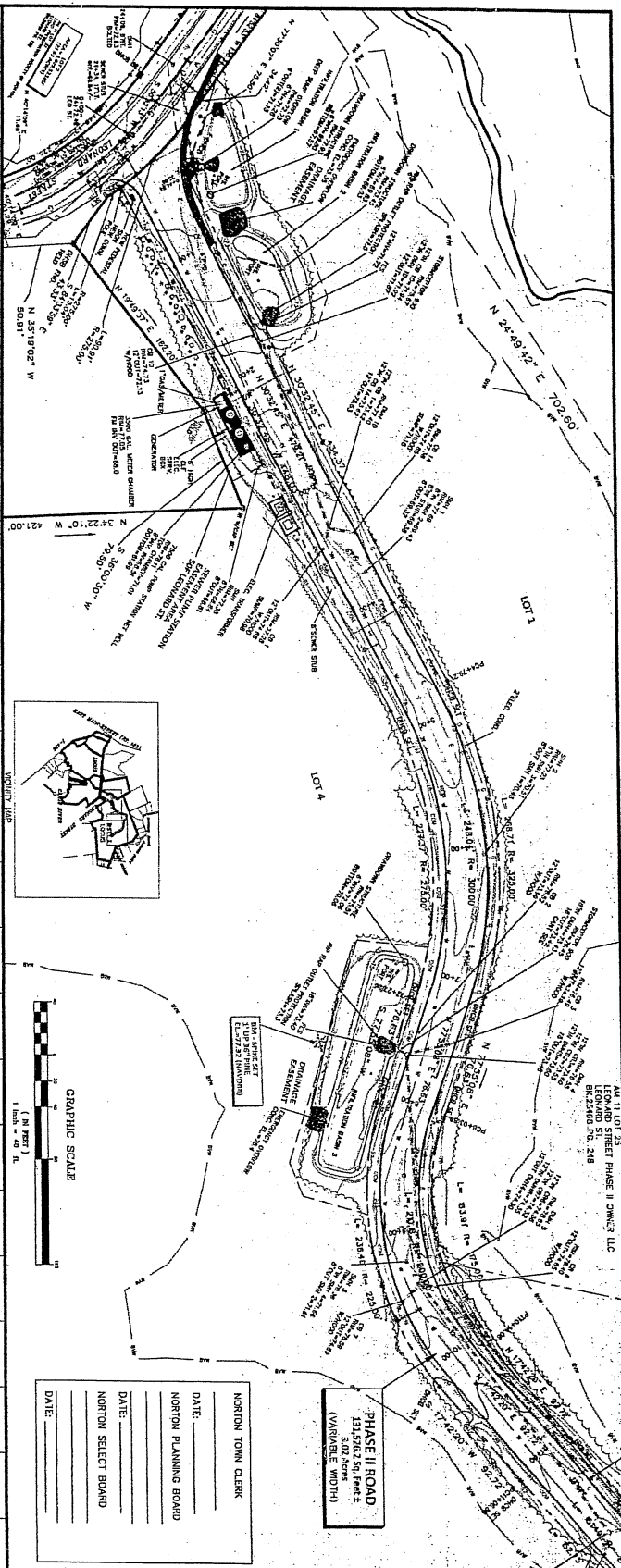
Attached hereto are copies of the above-referenced plans. If you require anything further, please advise.

Due to timelines, would you kindly provide the Select Board with the Planning Board's recommendation at your earliest opportunity and advise me of the date this matter will be on the Planning Board's agenda?

Thank you for your assistance.

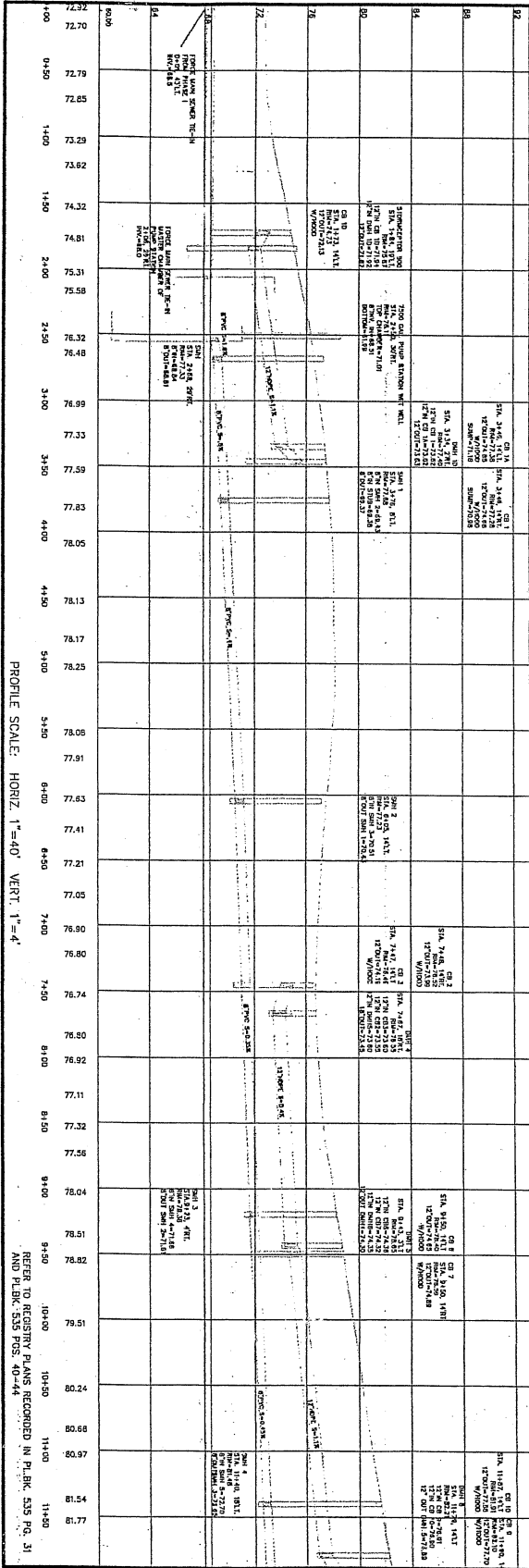
mtb

Attachments: 2



PHASE II ROAD
131,526.25 SQ. FEET
(VARIABLE WIDTH)

NORTON TOWN CLERK
DATE: _____
NORTON PLANNING BOARD
DATE: _____
NORTON SELECT BOARD
DATE: _____



PROFILE SCALE: HORIZ. 1"=40' VERT. 1"=4'

REFER TO RECORDRY PLANS RECORDED IN P.L.B.K. 535 PG. 31
AND P.L.B.K. 535 PGS. 40-44

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK
1	09/06/23	ISSUED FOR REVIEW	JMH	
2	09/06/23	FOR CITY REVIEW	JMH	
3	09/06/23	SUBMITTED TO CLIENT	JMH	

DATE: 09/06/23

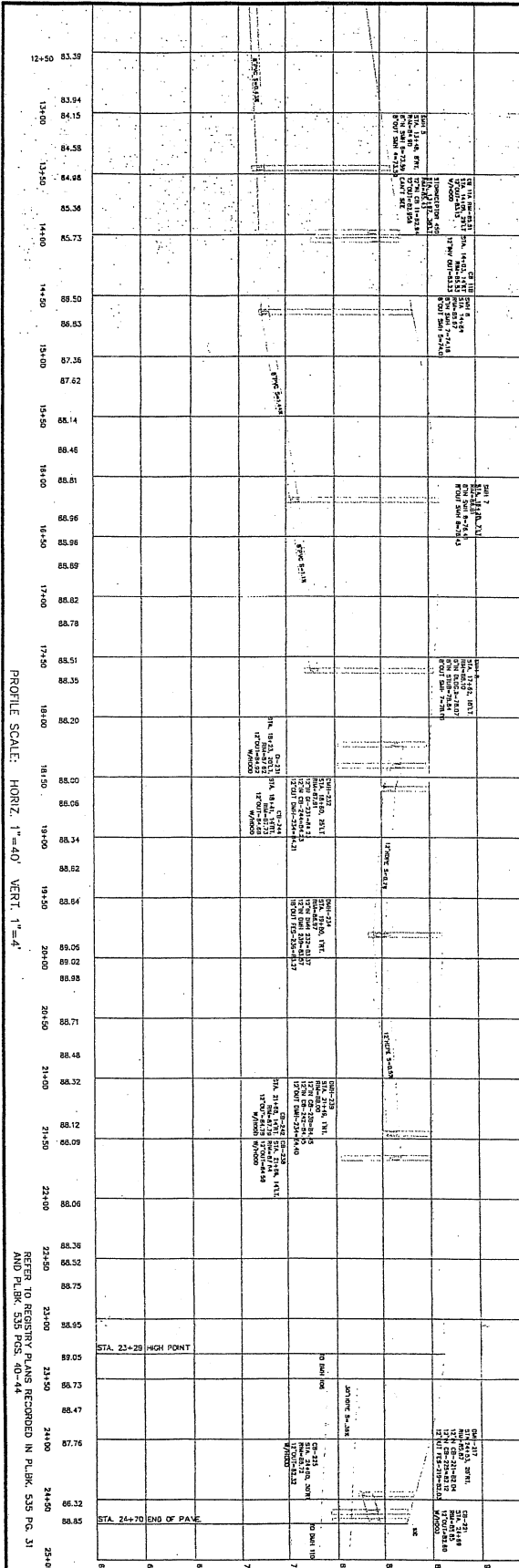
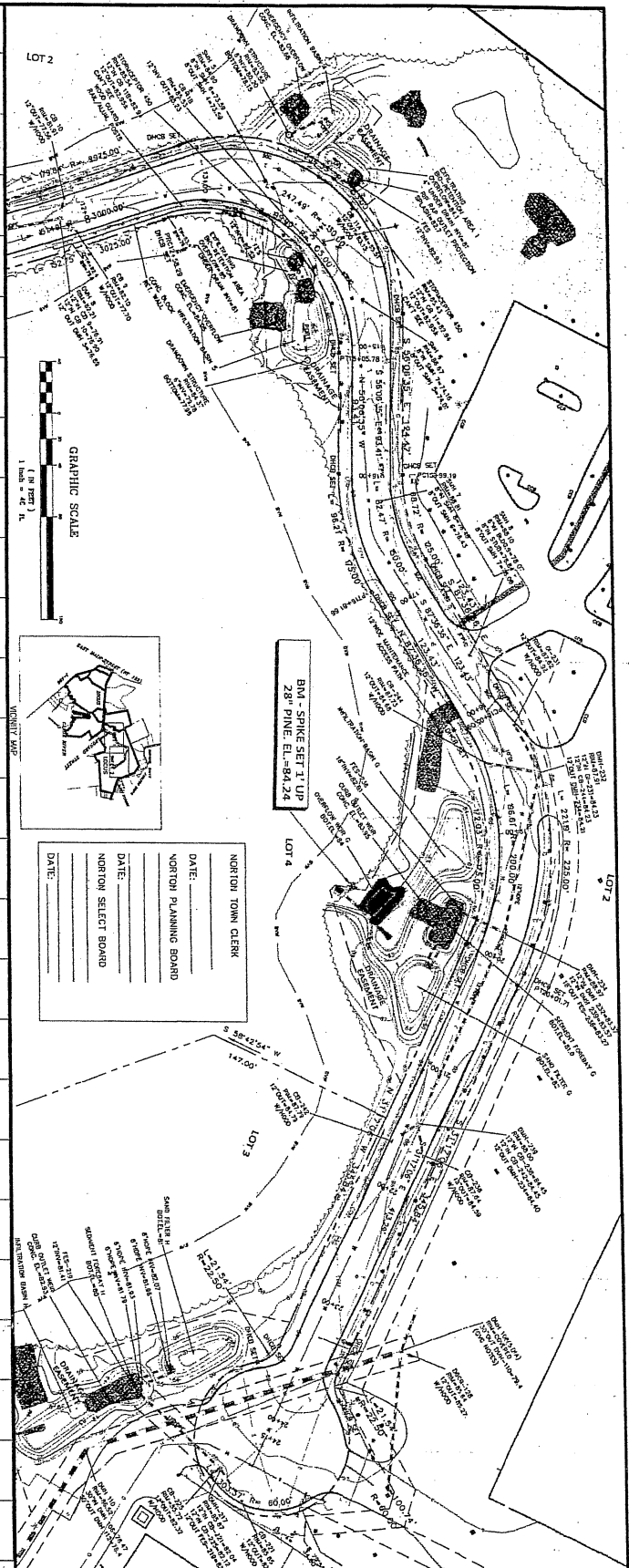
STREET ACCEPTANCE SHEET 1 OF 2

AS BUILT PLAN AND PROFILE OF
PHASE II ROADWAY
STA. 0+00 TO 24+15

NORTON, MA
CONDON CAPITAL PARTNERS, LLC
"BLUE STAR BUSINESS PARK"
42, 48, 50 LEONARD ST.
NORTON, MA
DATE: SEPTEMBER 6, 2023
SCALE: 1"=40'

HALNOR
LAND SURVEYING, INC.
34 CROSS STREET
NORTON, MA 02066
T. 508.253.3141 F. 508.253.3142

820 NORTH
MA MAINLAND SPCS (NA083)
VERTICAL DATUM (NAVD83)
SMARTNET RTK NETWORK



GRID NORTH
MA MAINLAND SPCS (NAD83)
VERTICAL DATUM (NAV88)
SMARTNET RTX NETWORK

FOR REGISTRY USE ONLY

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD ONLY BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST BEHIND AND AROUND OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. EXAMINATIONS FOR AGGREGATION WITH "MASS-CL" CHIPPED, BE SUCH, ON A RECORDING AND CONTACT ALL UTILITY COMPANIES BY PHONE, EXCAVATING AND DRILLING (800) 441-5800, 1-800-362-3722 (EPA).

[illegible]

REVISION

DATE	DESCRIPTION
06/29/23	SUBMITTED TO CLIENT
08/09/23	PER CLIENT REVIEW
09/06/23	ISSUED TO TOWN


CONDITIONS AS OF THE DATE OF THE SURVEY.
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN
ON THIS PLAN ARE THE LINES DIVIDING EXISTING
OWNERSHIPS, AND THE LINES OF THE STREETS AND WAY
SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR
WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES
FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW
WAYS ARE SHOWN. THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE PLANS AND REGULATIONS OF THE
REGISTER OF DEEDS OF MASSACHUSETTS.

09/06/1
DATE

AS BUILT PLAN AND PROFILE OF
PHASE II ROADWAY
STA. 0+00 TO 24+15
IN
NORTON, MA
PREPARED FOR:

CONDYNE CAPITAL PARTNERS, LLC
"BLUE STAR BUSINESS PARK"
42, 48, 50 LEONARD ST.
NORTON, MA
DATE: SEPTEMBER 6, 2023
SCALE: 1"=40'

STREET ACCEPTANCE SHEET 2 OF 2

 **HALTANON**
LAND SURVEYING, INC.

34 CROSS STREET
NORTON, MA 02766
T. 508-285-3141 F. 508-285-3142