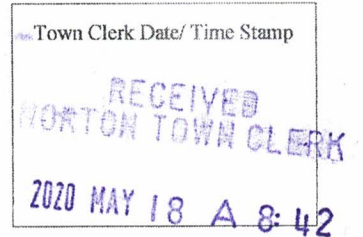




MINUTES

TOWN OF NORTON



Board / Committee: INDUSTRIAL DEVELOPMENT COMMISSION

Meeting Date: Wednesday, April 29, 2020 Time: 6:30pm

Meeting Location: Remote Participation, Norton, MA

Recording: https://www.youtube.com/watch?v=V83Z7_uV9d0

Members & Staff Present: R. Deley (chair), D. Luciano (vchair), L. Parker, M. Toole, S. Ollerhead

Members Not Present: M. Flaherty, M. Maccini, A. Kolodziejczyk, F. Fogerty

The meeting was called to order at 6:41pm and adjourned at 9:37pm.

Minutes from the December 18, 2019, January 8, 2020, and April 1, 2020 meetings were reviewed and approved as submitted or amended.

Meeting Motions / Actions and Summary of Discussions:

NEW BUSINESS

R. Deley discussed not yet sending the Gator Investments contact information to the list of interested applicants, but noted she would soon. L. Parker reminded R. Deley of a potential applicant R. Deley had mentioned previously (Adrianna Guardiello); R. Deley indicated she would follow up on.

MARIJUANA BYLAW AND OVERLAY

R. Deley provided an overview of the Board of Selectmen meeting pertaining to the June 8 Annual Town Meeting (ATM). Still moving forward with Public Hearing on May 5 assuming ATM continues as scheduled; all notices were sent as required.

R. Deley advised the Marijuana Retail Establishment RFI was currently with town counsel for review, Facebook IDC was updated with information, and the Planning & Economic

Development department updated the planning site to include information on the bylaw project including the presentation, zoning maps and parcels, and the draft bylaw.

The IDC reviewed emails sent by residents with various questions on the project. R. Deley and D. Luciano updated the group on the conversation they had with one resident, Kelly Hallisey, who was concerned with a parcel adjacent to a daycare facility. D. Luciano explained that the overlay was determined based on zoning, the type of use in the area, and access from a main roadway. While a certain type of business may be located in the overlay at this time it may not be that type of business in a year. R. Deley and D. Luciano walked through the process to explain the various controls and steps including the application review process, information session held by the applicant for the location in question, Board of Selectmen review and HCA engagement, and the Special Permit and Site Approval processes by the Planning Board.

Additional email requests were received by: Greg Vincent primarily regarding the potential inaccurate zoning on parcels near Reservoir Street; Justine Yorke regarding general information on the project and the public hearing; Katherine and Bob Metcalf regarding the opposition of a retail establishment in the Roche Bros plaza; Jean Keyes with information from Bellingham regarding odor mitigation of cultivation facilities. P. DiGiuseppe responded to two additional general inquiries from Richard Gregory (atty for resident) and Laurel Curran. R. Deley has reached out to all of them and will be discussing their concerns over the next week.

The IDC reviewed the Host Community Agreement (HCA) received from town counsel to prepare the final draft for the Board of Selectmen. Language in the agreement was updated for consistency and payment information was clarified based on quarterly or annual payments in the various areas. One question on the language pertaining to "financial statements" being prepared requires an opinion from town counsel and will be followed up on by R. Deley.

Discussed language in the HCA pertaining to odor and odor mitigation based on an email from a resident in which she had experience with the Planning Department in Bellingham, MA. The language in the HCA was determined to be sufficient for this purpose. The RFI and bylaw was also be reviewed.

Reviewed the IDC Facebook page, discussed administrative actions and added a post noting the Planning Departments website and Public Hearing on 5/5/2020

MEETING MINUTES REVIEWED

- December 18, 2019: Motion to approve by M. Toole, Seconded by L. Parker. Roll Call "Yes": L. Parker, M. Toole, S. Ollerhead, D. Luciano, R. Deley, unanimous.
- January 8, 2020: Motion to approve as amended by M. Toole, Seconded by L. Parker. Roll Call "Yes": L. Parker, M. Toole, S. Ollerhead, D. Luciano, R. Deley, unanimous.
- April 1, 2020: Motion to approve as amended by D. Luciano, Seconded by L. Parker. Roll Call "Yes": L. Parker, M. Toole, S. Ollerhead, D. Luciano, R. Deley, unanimous.

Next meeting scheduled May 12, 2020 at 6:30pm.

Motion to adjourn
Motion: L. Parker

Second: D. Luciano

- In Favor: L. Parker, M. Toole, S. Ollerhead, D. Luciano, R. Deley, unanimous.

Minutes respectfully submitted by: Renee Deley

Minutes approved by the Board or Commission on: 5/12/20

Chairman Signature: 