

**Norton Planning Board Minutes of Meeting
For
March 29, 2011**

Call to Order

The March 29, 2011 meeting of the Norton Planning Board, held in the first floor Selectmen's Conference Room, was called to order at 7:15 P.M., by Mrs. Haracz, Chairman. Members present: Mrs. Joanne Haracz, Chairman; Mr. David Miller, Vice-Chair; Mrs. Marilyn Benaski; Mr. George Burgess, and Mr. Alec Rich, and Mrs. Cheryl-Ann Senior. Absent: Mr. Joseph Fernandes. Town Planner, Mr. Charles Gabriel, was also present .

Report of the Planning Board

Mrs. Senior stated she attended the last SRPEDD meeting and discussed was the Southcoast Rail. It is a very interesting group and she will keep the Board updated.

Approval of Minutes

MOTION was made by Mr. Burgess to approve the Planning Board Minutes of Meeting, dated March 1, 2011, as amended. Second by Mrs. Benaski. Vote: All In Favor, except for Mr. Rich voting "present". MOTION CARRIES.

Report of the Town Planner

Mr. Gabriel referenced the agenda item on this evening's agenda regarding recommendation of street acceptances: Ellis, Road, Pratt Drive and Johnson Drive, and said the Highway Superintendent, Mr. Silver, had some concerns with this. Concern of a bridge in that area with a guardrail with drop off on either sides of guardrail, however, guardrail is per spec. Mr. Silver concerned someone could slip or fall and Mr. Silver wants some type of fence behind it. Mr. Silver is planning to talk to builder and town manager about this. Again, it was built according to spec. Hopefully can resolve issue and Mr. Silver can come before Planning Board at next meeting to discuss. Discussion ensued.

Mrs. Haracz recommended to "table" street acceptances agenda item until next week.
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Mr. Gabriel said a draft of Open Space Plan was given to him and Board can borrow it.

Mrs. Haracz asked if Mr. Gabriel could provide a quick summary at next meeting possibly?

Mr. Miller asked if it could be located on-line?

Mr. Gabriel said he will provide a summary and also will see if it is available on-line.

Mrs. Haracz said Town needs to have this to qualify for state grants.

Planning Board Business and Policies

Future Planning Board meetings to be held April 5 and 19, 2011.

Mr. Miller asked about Lopes Drive?

Mr. Gabriel responded there was contact lost with him and with their applicant.

Mr. Miller said trucks are being parked on gravel currently, etc.

It was noted that hearing was continued to next week.

Mr. Gabriel said he believed someone will appear and Mr. Pilling, applicant's engineer, should have made some changes. There has been no money paid as yet by applicant for Town's engineering review.

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Mrs. Benaski spoke of Mr. Pasenti's land (past Quick Stop/Personal Best Karate Plaza on left). They were surveying that land earlier today. Discussion on legislation for extension.

Bills and Warrants

There were no Bills and Warrants in Board's packets. No Action Taken.

Planning Board recommendations regarding street acceptance: Ellis Road, Pratt Drive, and Johnson Drive

This agenda item was tabled. Please see above, under "Report of the Town Planner", regarding this agenda item.

7:30 p.m. Public Hearing: Horizon Beverage: for a Special Permit to allow the construction of a 160,000 square foot addition(s) to the former General Motors building along with additional parking and drainage improvements. Site Plan Approval is also required. The site is located at 45 Commerce Way within the Norton Industrial Park

Mr. Gabriel stated a review was conducted by Amory Engineers and Mr. Ryan Trahan, P.E., from Amory Engineers was present this evening and can answer any questions regarding report, etc.

Mr. Don O'Neil of Condyne, was present, along with Mr. Michael Epstein, one of owners of Horizon Beverage, and Mr. Mark Dibb, of C&A Engineering.

Plans/Rendering of Horizon Beverage, by C&A Engineering, was shown to Board.

Mr. O'Neil said they took comments from last meeting and tried to address them and they were in front of Conservation Commission last night. They will be back in front of Conservation Commission on April 11, 2011, and, in their opinion, things went well. Construction schedule and some other issues Conservation Commission had some concerns with.

Mr. O'Neil discussed parking and said 564 spaces are required; able to give back 85 spaces and reserve them when needed (for future - may or may not need those spaces). In future 529 spaces can be built out.

Mrs. Haracz also referenced a MEPA certificate for reduction of parking.

Mr. O'Neil said yes, Mrs. Haracz was correct.

Mr. O'Neil spoke of 444 spaces total initially.

Trip Report

Mr. O'Neil referenced the trip report per ITE-2,172 trips and reduces Monday through Friday by 67% of what number was; and 54% on Friday.

"Horizon Beverage Daily Trip (actual)" chart was shown to Planning Board, and explained.

Route trucks will have one trip per day. Mr. Gabriel respectfully requested a copy of the Trip Report, chart document.

Mr. O'Neil spoke of South Washington Street entrance and plan shown of this by C&A Engineering. Plan was described and explained. He said Horizon does not want to be restricted for inbound and outbound. Signage to be placed if receiving or vendor pickup/sales pickup. "No Left Turn" signage to be used and all traffic exit in certain area. Also can have Horizon "Corporate Office" and "Shipping and Receiving" signage.

Mrs. Haracz asked about the turning radius onto South Washington Street. It is very open and traffic speeds on South Washington Street.

Mr. O'Neil said they could add additional traffic signs such as "Slow Down" or similar if Board desired.

Mr. O'Neil spoke of planting 18 white pine trees to infill that certain area to help buffer.

Mr. Gabriel asked if site distances were looked into?

Mr. Dibb, said site distances were not shown on plans. However, there is no vertical curve significant enough to block small corner. They could propose a triangle to ensure no vegetation.

Mr. Burgess said a "Trucks Entering" sign would be beneficial.

Mr. O'Neil said Mr. Epstein will do a "Traffic Management Plan" together with suppliers, route trucks, employees, etc.

Mr. Dibb referenced letter from Mr. Ryan Trahan, P.E., Amory Engineers, P.C., dated March 28, 2011.

Mr. Gabriel said where it was a significant project, it would be beneficial for Mr. Dibb to take items from Amory Engineers' letter one by one.

Mr. Dibb referenced Amory Engineers P.C. Letter as follows:

1. They intend to combine lots and submit plan prior to building permit.
2. Intention to submit final stamped plans.
3. Striped pavement for fire trucks to stripe off fire lane and signage of "Fire Lane-Do Not Enter".
4. Operation and maintenance plan to cover existing structures.
5. Erosion plan will be submitted.
6. Norton Commerce Center has existing sewer permit; more than adequate sewerage capacity.

#4 was discussed again. Operation and Maintenance plan will be described specifically and will cover entire site.

Mr. Trahan said Mr. Dibb spoke of adding perimeter drains and he would recommend cleaning all existing structures on site and operation and maintenance plan will carry on. He agreed with Mr. Dibb. Owner to monitor operation and maintenance plan.

Mr. Gabriel asked how is this controlled; how would Town know it is being done?

Mr. Dibb said on-site there is a record of maintenance activities.

Mr. Trahan said site is within an ACEC and Zone 2, so EPA would be involved. There should be records of inspections and maintenance of site. Discussion ensued.

Discussion on basins.

Mrs. Senior asked Mr. Dibb to provide a copy of existing permit they have with City of Taunton. Mr. Dibb agreed to do this.

7. Confirmation from Water Dept. that there is adequate water supply.
It was noted existing building is sprinklered.

5.9(a) - they can reconfigure pipe if necessary.

5.9b(1-6) – they will edit plans as suggested (technical edits).

5.9c – they will edit.

5.9d – inlet elevation will be shown; they will edit.

5.9e - double grates they will show on plan/will be edited.

5.9f – an edit to one of details will be done.

5.10a - basin requirements – this will be met.

5.10b - 85.29 water; and rim at 85.5; they will increase rim at required amount.

Mr. Trahan said it is ok if Mr. Dibb goes with one foot.

Mr. Trahan said increase is minimal and below existing conditions and where Mr. Dibb moved catch basin will help it out.

3. Mr. Dibb said an analysis for review is planned. Also an O&M and SWPP plan will be submitted.

7.10b - Bylaw for industrial use states a 50' access drive; it is one lane in each direction.

Mrs. Haracz said it should be able to accommodate various types of trucks.

Mr. Trahan agreed with Mrs. Haracz.

2.a.14.5.3 - Mr. Dibb referenced the oil water separator and valve . Fuel tank explained and proposed oil-water separator. Valve with a plastic cover and instructions to be clear and isolated to that one catch basin.

Mrs. Haracz asked if there would be a plan in place?

Mr. Dibb responded, yes, they can have a plan.

3.a. 15.6.2 – Trip Generation letter was referenced.

1. Construction Details – Mr. Dibb will add details requested.

Mr. Trahan said he and Mr. Dibb worked a lot together and Mr. Dibb has taken his suggestions especially within an ACEC and also in a Zone 2.

Above-ground tank was referenced and could be permitted upon approval by Planning Board. Discussion ensued.

Landscape plan discussed.

Mrs. Haracz said the only question appears to be the site distance.

Mrs. Haracz said a new version of plans with these edits need to be done. Having comments from both Planning Board and Conservation Commission on newest plans would be beneficial.

Mrs. Senior asked about the lighting.

Mr. Dibb said they are proposing to purchase three additional 39' poles to what is currently there and also will have 20' poles.

Mrs. Haracz asked how truck movements were incorporated?

Mr. Dibb said they physically measured sound from a Horizon truck and did include that in calculation. Mr. Dibb said they visited Horizon's building and had consultant look at different types of trucks and there was no difference at measured points with back-up alarm sounding. HVAC was also included in model. The increase in sound is under the 10 decibel level.

Mr. Dibb said what did not model was noise from existing building and a/c units running, and when comparing dormant condition to model today- an increase of 6.5 decibels and addition of 2.1 decibels. It was a worst case scenario used.

"Exhibit" / aerial view by C& A engineering shown to Board of area.

Mrs. Haracz said there will be noise heard but question is: is there an impact? Must use guidelines regarding decibel levels, etc.

Mr. Gabriel said a Decision is needed and must be filed with Town Clerk.

Mrs. Haracz stated they have addressed major concerns and now need to finalize into a final plan. There are two meetings left prior to town election.

Mr. O'Neil said they addressed issues, etc. and concern that time is not on their side. He hoped for an approval with a technical caveat and pushing so hard; and there is no extension.

Mrs. Haracz stated the Board was short one member this evening also.

Mr. Gabriel believed they could close the public hearing.

Mrs. Haracz said Orders of Conditions are needed also. She said they have addressed comments but from prior experience would like orders of conditions reviewed, etc.

Mrs. Haracz asked Mr. Trahan if he could work during week with Mr. Dibb as Planning Board's next meeting was April 5, 2011, and Horizon Beverage wished to attend that meeting.

Mr. Trahan responded, yes, he could work with Mr. Dibb, especially if he had plans in next day or two. He said most recommendations, etc., are being met by Mr. Dibb/Horizon and he could send Board another small letter or stating everything was met.

Mrs. Haracz said closing public hearing means not bringing in more info.

Mrs. Haracz asked audience if there were any comments?

No one in audience asked to speak/comment in favor or against this.

Mr. Trahan said he had a conflict on April 5th so he could not attend Planning Board meeting but could send another engineer if necessary.

MOTION was made by Mr. Burgess to close Public Hearing of Horizon Beverage. Second by Mrs. Senior.

Discussion: It was noted no new information will be heard; next meeting to be held April 5, 2011. Some members need to review minutes and/or video from previous meetings. Will be able to review order of conditions at next week's meeting, etc.

Vote: Unanimous. MOTION CARRIES.

Approval Not Required Plans Pending:

Applicant Name

Timothy & Oanh Russell

Date Filed with Town Clerk

March 22, 2011

Mr. Gabriel said zoning was changed on this last year. Previously three lots and a bend in old road. Mr. Yarworth has a variance from ZBA and old lot lines were not shown as it was confusing. They have frontage but lot 10 does not have area. Combining three lots into two. Buildings 4 and 6 = two apartments above and nail salon planned below.

MOTION was made by Mrs. Senior to approve Plan of #4, 6, and 10 Bay Road in Norton, MA for Timothy and Oanh Russell, drawn by Yarworth Engineering, dated January , 2011. Second by Mrs. Benaski. Vote: Unanimous. MOTION CARRIES.

Planning Board signed mylars.

Adjournment

MOTION was made by Mrs. Burgess to Adjourn at 8:58 p.m. Second by Mrs. Benaski. Vote: Unanimous. MOTION CARRIES.

Respectfully Submitted by:

**Janet Sweeney
Planning Board – Recording Secretary**

Documentation Reviewed/Distributed to Planning Board – 3/29/11 Meeting:

. Open Space Plan document

. Plan of Horizon Beverage, drawn by C& A Engineering – presented to Board at 3/29/11 Meeting

. Horizon Beverage Daily Trip (Actual) Chart – presented to Board at 3/29/11 Meeting

. Letter addressed to Planning Board/Town Planner from Mr. Ryan Trahan, P.E., Amory Engineers, P.C., dated March 28, 2011

Exhibit - “Aerial View” of area for proposed site of Horizon Beverage, by C&A Engineering – presented to Board at 3/29/11 Meeting

. ANR/Plan of #4, 6, and 10 Bay Road, Norton, MA for Timothy and Oanh Russell, drawn by Yarworth Engineering, dated January 2011; filed with Town Clerk March 22, 2011

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