

Norton Planning Board Minutes of Meeting
For
APRIL 16, 2013

Call to Order

The April 16, 2013, 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; Mr. George Burgess; Mr. Joseph Fernandes; and Mr. Alec Rich. Absent: Mr. Scott Nichols and Mr. Patrick Daly. Also present was Mr. Charles Gabriel, Town Planner.

Report of Planning Board

It was discussed "Let's Party" appeared to have moved their heavy equipment rentals (Route 123).

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Mr. Burgess said he was still concerned about Southshore Millworks; they are asking for a TIF but moving more gravel and loam.

Mr. Gabriel said he spoke to owner and said he would like to expand.

Mr. Burgess said he has a house he fixed up; will TIF go toward that? Owner went to Board of Selectmen and does process backwards. It was noted questions can be posed at Town Meeting in May for checks and balances.

It was noted this was Mr. Rich's last meeting and the Board thanked him for his time serving on the Planning Board. Mr. Rich thanked the Board and said it was a pleasure to serve.

Approval of Minutes

No Minutes were reviewed/approved.

Report of Town Planner

Mr. Gabriel spoke of letter to ZBA re: 40B process, and stating it should be a strong letter.

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Planning Board Business and Policies

Scheduled future Planning Board meetings to be held May 7 and May 21, 2013.

Bills and Warrants

MOTION was made by Mr. Miller to approve Planning Board Bills and Warrants, dated April 16, 2013, in the amount of \$3,500.00. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

Approval Not Required Plans Pending:

<u>Applicant Name</u>	<u>Date Filed with Town Clerk</u>
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No ANR's were reviewed/approved.

<u>Update on 40B proposals:</u>	. 274 East Main Street(Campanelli/Thorndike)
	. Island Brook (Junior/Westgate)

Mr. Gabriel explained and plans viewed (1/17/13 date of plan).

Mr. Gabriel referenced "Consulting Engineering Report – Graves Engineering" and he also provided a copy to Board. Graves said there is very little info on the plan. Site is very wet and crosses wetlands just to get in. Discussion followed.

Other document reviewed was size of lots "Island Brook –East Main Street, Westgate Associates, dated 1/17/13".

Mr. Gabriel referenced the drainage plan. Every lot has a rain garden in front of it. "Lotting Plan" and "Drainage Plan" were discussed.

Mr. Gabriel said there appears to be no detail on rain gardens, and no drainage info was provided either.

Graves needs more info; no one can act on it because there is no way to tell if it would work. Mr. Gabriel told Planning Board to review Graves Report (it seems to be question after question). Graves comments "no easements". The parking area is not large enough to handle a prick-up truck. Status is they are in front of ZBA. The Planning Board could send a letter to ZBA stating inadequate info/traffic circulation issues. He almost thought it was not worthy of a comment.

Mr. Fernandes referenced sewer; were does it tie into, etc.?

Mr. Gabriel said that is to be determined.

It was noted letter to ZBA should include the issues of: density, drainage, roadway layout issues, and lack of info.

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Mr. Gabriel said he can write a letter that mimics what Graves is saying without detailing or can wait until next meeting to provide time to Planning Board to digest Graves report.

Mrs. Haracz said it would be important to express the Board's concerns with the level of info on plan; Board does not have a lot of comfort with it.

Mr. Fernandes stated there was no stormwater system noted at all.

Mr. Gabriel said other than density, there is also a traffic issue regarding 274 East Main Street project. Several traffic studies done in past and studies he did read. Campanelli did some traffic studies. He can retrieve info on traffic studies for Board.

Status of White Farm House was discussed.

Mr. Gabriel said he thought they planned to move the White Farm House.

Mr. Burgess spoke of possible linkage from Campanelli.

Turtle Crossing was referenced by Mr. Gabriel and he said people are possibly interested in purchasing it.

He also noted, Bay Road Heights has been approved he believed. No construction has begun though.

Mr. Fernandes said density is amazing; in his opinion, he felt negotiations on density were warranted more than with linkage. The buildings are forty feet from road and four stories. Discussion ensued.

Mr. Gabriel said nothing in Norton is that large and directly on road.

Mr. Gabriel said it is not consistent with abutting properties.

Mr. Fernandes said Mr. Gabriel summarized the impact and it does not fit in with character in area. If set back more it would be better.

Mr. Rich said also in winter time, there would be a lot of ice and it is in WRPD and cannot use rocksalt in WRPD.

Mr. Burgess stated he did not like the garages underneath. If one car catches on fire the fire would spread to buildings quickly, etc.

The buildings requiring sprinkler systems was discussed. It was noted they are not exempt from fire code.

Character, density, proximity to street, shadow “parking” to also be mentioned in letter. White Family Farm House was further discussed. If this house was moved, they would make two units out of it.

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Planning Board agreed to have Mr. Gabriel respond via a letter regarding this.

Dark Sky Requirements for lighting to be added to letter also, especially with abutters.

Mr. Gabriel will write a letter with comments discussed.

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Before adjourning, Mr. Gabriel noted he had 45 pages of draft regulations on marijuana dispensaries and he can provide a copy to those on Board interested. It may be on-line also.

Adjournment

MOTION was made by Mr. Burgess to Adjourn at 8:25 p.m. Second by Mr. Rich. Vote: Unanimous. MOTION CARRIES.

Respectfully Submitted by:

Janet A. Sweeney
Board of Selectmen – Recording Secretary

Minutes Approved by Committee on: _____
(Date)

Signature: _____

Chairman: _____

Documents Reviewed/Distributed at Planning Board Meeting of April 16, 2013

“Consulting Engineering Report – Graves Engineering”

Plans: “Island Brook – East Main Street, Westgate Associates, dated 1/17/13 – ‘Lotting Plan’ and ‘Drainage Plan’