

Norton Planning Board Minutes of Meeting  
For  
May 7, 2013

**Call to Order**

The May 7, 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. Patrick Daly; Mr. Joseph Fernandes; Mr. Scott Nichols; and Mr. Alec Rich. Also present was Mr. Charles Gabriel, Town Planner.

It was noted the potential new member was not present.

**Reorganization**

Chairman Haracz asked if there were any nominations for Chair?

**MOTION was made by Mr. Miller to nominate Mrs. Haracz as Chair of Planning Board. Second by Mr. Fernandes. Vote: Unanimous. MOTION CARRIES.**

Chairman Haracz asked if there were any nominations for Vice-Chair?

**MOTION was made by Mr. Burgess to nominate Mr. Miller as Vice-Chair. Second by Mr. Fernandes. Vote: Unanimous. MOTION CARRIES.**

Chairman Haracz asked if there were any nominations for Clerk?

**MOTION was made by Mr. Daly to nominate Mr. Nichols as Clerk. Second by Mr. Fernandes. Vote: Unanimous. MOTION CARRIES.**

**Report of Planning Board**

Mr. Burgess referenced the proposed TIF for South Shore Mill Works. South Shore Mill Works went before Board of Selectmen already; however, it still appears that they are still removing loam/gravel from their site and asked if Building Inspector was doing anything about this?

Mrs. Haracz spoke of the special permit for 33,000 square feet and if it is a larger building, South Shore Mill Works need to come back before Planning Board.

Mr. Gabriel said if it is incidental to structure of building he does not need to keep on site.

Mr. Fernandes stated he filed a disclosure with Town Clerk as Town Administrator of Plainville that he has hired Chris Yarworth of Yarworth Engineering.

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Mr. Miller drove past Mr. Pasqualino's project and foundation is just sitting there. Extension discussed. Mrs. Haracz asked Mr. Gabriel to check on this for the next meeting.

### **Approval of Minutes**

Will plan to review/approve Minutes dated April 16, 2013 at the next meeting.

### **Report of the Town Planner**

### **Planning Board Business and Policies**

Next scheduled meetings to be held: May 21, June 4, and June 18.

### **Bills and Warrants**

**MOTION was made by Mr. Fernandes to approve Planning Board Bills and Warrants, dated May 7, 2013, in the amount of \$1,913.49. Second by Mr. Miller. 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.

### **David Eastridge – re: surety for Red Mill Village**

Mr. Eastridge said he was here this evening to request next phase of Red Mill be included in surety. He referenced two letters of credit and \$25,000 in cash. Rendering/Plan of "Red Mill" shown on easel with "Site Plan Key". In regard to sales of units, the market has turned a corner this year.

Shown on easel also were: "Phasing Plan" – "Phase XV" - \$57,000 = surety required. Also, expecting to do a substantial amount of paving toward end of June.

Mr. Eastridge spoke of the calculations for surety (\$250,000 provided in surety--\$241,000 is required). Mr. Eastridge wanted to flag one item: they have landscaped many acres so took care of a lot of unstabilized areas on site.

Mr. Eastridge stated this was also reviewed with Amory Engineers, and he and Pat Brennan concurred with calculations. This is next to last phase.

**MOTION was made by Mr. Burgess to incorporate Phase XV into existing surety. Second by Mr. Daly. Vote: Unanimous. MOTION CARRIES.**

**Letter from ZBA**

Mrs. Haracz explained this is in response from letter regarding East Main Street/Campanelli 40B Comprehensive Permit. Mrs. Haracz read letter aloud. A May 16 ZBA meeting to be held and can have a discussion.

Mr. Fernandes said he would hope to be present at that meeting, however, he believed he has a conflict, but will try to attend.

Mrs. Haracz referenced a memo also from Professional Services Corporation, and referenced a traffic study (a copy of one of applicant's traffic studies, and it is worth reading typically if member(s) attend ZBA meeting).

Mr. Gabriel said there have been about three different versions of Graves Reports; the latest version is April 26, 2013.

Mr. Gabriel also referenced an email from town counsel re: pro-forma. In 2008, town counsel said rules were changed to prohibit discussing the pro-forma with intent of reducing density.

Mr. Gabriel said the Inspector General's Report came out in February 1, 2007, and he was highly critical of financial statements of developers. Possibly at ZBA meeting, town counsel can discuss/address it. Discussion ensued.

Mr. Gabriel said everything in this particular project is driven by density.

Mr. Gabriel stated rotary was discussed at a previous meeting. Planning Board needs to raise issues of traffic; height; open space, etc.

Mr. Gabriel said he also had a copy of audit of Turtle Crossing if anyone was interested in obtaining a copy. It was an interesting audit.

**Adjournment**

**MOTION was made by Mr. Burgess to Adjourn at 7:55 p.m. Second by Mr. Fernandes. 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 May 7, 2013

- . Norton Planning Board Payables, dated May 7, 2013, in the amount of \$1,913.49
  
- . Memorandum dated May 6, 2013 to Charles Gabriel, Town Planner, from Patrick G. Brennan, P.E. Re: Red Mill Village
  
- . Red Mill Village, E. Main St. & Newland St., Norton, MA “Phasing Plan-Phase XV” Prepared for Thorndike Development Corp.
  
- . Red Mill Village, E. Main St. & Newland St. Norton, MA document showing details of work conducted on Phase 1-7; Phase 8; Phase 9; Phase 10; Phase 11; Phase 12; Phase 13; Phase 14; Phase 15; also included Restoration and Security and Total Surety Summary
  
- . Letter received from Norton ZBA Re: Campanelli 40B Comprehensive Permit, dated May 2013