

Norton Planning Board Minutes of Meeting
For
JUNE 18, 2013

Call to Order

The June 18, 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. Edward Beatty; Mr. George Burgess; Mr. Patrick Daly; and Mr. Joseph Fernandes. Absent: Mr. Scott Nichols. Also present was Mr. Charles Gabriel, Town Planner.

Report of Planning Board

It was noted Waste Management's outdoor work looks basically done. Discussion ensued.

Approval of Minutes

May 7, 2013:

MOTION was made by Mr. Burgess to approve the Planning Board Minutes of Meeting, dated May 7, 2013, as amended. Second by Mr. Daly. Vote: Unanimous. MOTION CARRIES.

Report of Town Planner

Mr. Gabriel referenced medical marijuana dispensaries issue. Board of Selectmen through the Town Manager, Mr. Yunits, asked Planning Board to prepare a bylaw for Fall Town Meeting. Planning Board discussed it would be important as to where it is allowed; 1000' from a residential district. Comments from Police Chief will also be helpful.

Mr. Gabriel indicated town counsel is in process of preparing a bylaw, and hopefully there will be a draft soon. Mr. Gabriel had a copy of the Dennis, Massachusetts, bylaw that was passed and approved by Attorney General.

Mrs. Haracz recommended to put this on agenda for the next Planning Board meeting. It was noted there is a tight timeframe as to when warrant closes for Town Meeting and need to work on this quickly.

Planning Board Business and Policies

Future scheduled Planning Board meetings to be held July 9 and July 23; and August 6 and August 20, 2013.

Bills and Warrants

It was noted there did not appear to be any Bills and Warrants to review/approve.

Approval Not Required Plans Pending:

Applicant Name Date Filed with Town Clerk

No ANR's were reviewed/approved.

7: 30 P.M. Public Hearing: South Shore Millwork to construct a 15,000 square foot addition at 7 Maple Street, Norton, MA. South Shore Millwork has previously been approved for a 30,000 square foot addition which, to date, has not been constructed. The proposed 15,000 square foot addition will enlarge the perimeter of the previously approved building thus creating a 45,000 square foot addition

Mr. Burton presented rendering of addition "South Shore Millwork, 7 Maple Street, Norton - Future Expansion".

Mr. Burton said they are stockpiling loam on hill; 1500 truck loads approved; only 500-600 out thus far.

It was noted last time 30,000 cubic yards of earth removed; 5,000 more cubic yards is possible. Earth removal at rear of bulding. Building back 25'.

Mrs. Haracz indicated document she had stated about 10,000 cubic yards.

Mr. Burton said that document came from his office with his signature and was an error.

Referenced by Mr. Burton's engineer was a 4/26/13 letter to Mr. Gabriel and Mr. Walter Amory who did review; 30,000 cubic yards was South Shore Millworks estimate.

Mr. Daly asked if it was 10,000 or 30,000 cubic yards authorized to be removed?

Mrs. Haracz said it appears to be 30,000 cubic yards.

Mr. Gabriel said this was not in site plan approval.

Mrs. Haracz said the Planning Board would want verification of additional earth removal. It was noted \$20,000 was being held in cash.

Mr. Daly asked if they could show Planning Board on plan how far they are now. Mr. Burton then explained on plan.

Mr. Burgess asked at what point does Conservation Commission get involved?

Mr. Burton said Conservation Commission called him to ensure he had state and appropriate permits.

Mrs. Haracz referenced wetlands and said it is more than 100' from wetlands, so no Notice of Intent needed.

Mr. Daly asked about amount that is stockpiled.

Mr. Burton responded 10,000 cubic yards is now stockpiled.

Mrs. Haracz commented the more impervious area the more runoff.

"Grading Plan and Utilities Plan" for South Shore Millworks was reviewed.

Mr. Fernandes said old plan started at 98' to 106'. Now it jogs out; not a straight line.

Mr. Burton said it needs to meet existing grade. Same slope as they had before.

Mrs. Haracz asked how would they get to original grade of 106'?

Retaining wall was discussed. Mrs. Haracz inquired about the 10' retaining wall.

Mr. Daly asked if there was a detail on retaining wall?

Mrs. Haracz said they need to clarify height of retaining wall. Last time the abutters had concern on Sturdy Street about this area. Planning Board issues permit based on plans and this is not exactly correct.

Mr. Burton stated in August 2013, he would like to break ground. He said they grew out of building originally planned. Prior to occupancy permit he requested not to spread loam until all construction done. This is on slope. He said there was \$20,000 cash for trees.

Mr. Gabriel said there was \$2500for trees; not \$20,000.

Mr. Gabriel asked if anything has changed that will affect abutters?

Mr. Burton said it is an internal print; taking offices out of house across street. He said exhaust system is in same place in middle and not moving it.

It was noted there is no change on drainage.

Mr. Burton said they have more parking spaces than they need. They have 113, and only need 99. Also, a hydrant has been added.

Mrs. Haracz stated there were no comments from Fire Dept.

It was noted slopes were 3:1 and engineer would be redoing that section. Also, lights have not changed. Catalog cut was previously submitted.

Mr. Gabriel commented this is a larger building and would probably need more lights. Dark Sky Compliant lights needed.

Mr. Burton said he would assume they would add one more light.

Mrs. Haracz said Fire Dept. /others need access to get around building; plan shows otherwise.

Mrs. Haracz said matters in which Planning Board needs responses to are the following:

1. Verify grading
2. Bylaw requirement is Dark Sky Compliant lighting-this needs to be checked on
3. Fire lane access around building needed
4. Drainage calculations requirements especially with increase in impervious area.

Drainage was discussed.

Mr. Daly asked if oil-water separator is pumped out on a regular basis?

Mr. Burton said he will check on this; someone in his office handles that.

Mrs. Haracz stated Amory Engineers can review plan for drainage.

Next meeting is July 9, but Mr. Burton's engineer said he cannot do all work by that date.

Mrs. Haracz said it was confusing as to what the Planning Board approved prior to changes.

Impervious area was discussed.

Mrs. Haracz spoke of the 45,000 square feet vs. 30,000 square feet and wanted to ask Amory Engineers if there are any "red-flags". Mrs. Haracz said she hoped review would be expedited.

It was noted Mr. Burton's engineer will not be able to get grading calculations for the next meeting.

Mrs. Haracz said Amory Engineers should compare the two plans.

Four issues for clarification as previously discussed.

MOTION was made by Mr. Burgess to continue this Public Hearing to July 9, 2013. Second by Mr. Beatty. Vote: Unanimous. MOTION CARRIES.

Bill Clemmey to discuss a proposed zoning change for property at 78 East Main Street, Norton, MA

It was noted Mr. Clemmey was not present this evening.

Mr. Gabriel explained briefly what Mr. Clemmey wanted to do. The building next to the police station is for sale. From Elm Street to the river it is zoned residential. Mr. Clemmey wants building rezoned commercial or village commercial.

Mrs. Haracz said it abuts a village commercial district. Building is zoned R-60 (one building).

Mrs. Haracz asked if that lot abuts existing village commercial?

Mr. Gabriel responded, no, it does not. Discussion ensued on location of property, zoning, etc.

Mrs. Haracz said it may make sense for this to be village commercial. She said she would have to see where it is in relation to abutting properties. The Planning Board has modified depth of village commercial in the past.

It was noted they need more info from assessors and this will need to be continued as Mr. Clemmey was not present this evening.

Adjournment

MOTION was made by Mr. Fernandes to Adjourn at 8:29 p.m. Second by Mr. Burgess. 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 June 18, 2013

. Draft 5/7/13 Planning Board Minutes of Meeting

. Rendering: "South Shore Millwork, 7 Maple Street, Norton - Future Expansion"

."Grading Plan and Utilities Plan" for South Shore Millworks