

Norton Planning Board Minutes of Meeting
For
JULY 9, 2013

Call to Order

The July 9, 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. Patrick Daly; Mr. Joseph Fernandes; and Mr. Edward Beatty. Absent: Mr. George Burgess and Mr. Scott Nichols. Also present was Mr. Charles Gabriel, Town Planner

Report of Planning Board

It was noted there was more progress at self-storage site on Route 123 on East Main Street; Mr. Pasqualino's project.

Mr. Gabriel stated he has not communicated with Mr. Pasqualino recently. He will look into this and ensure inspector is at location.

Approval of Minutes

June 4, 2013:

MOTION was made by Mr. Miller to approve the Planning Board Minutes of Meeting, dated June 4, 2013, as amended. Second by Mr. Daly. Vote: All Board members voted In Favor of Motion except for Mr. Fernandes who abstained. MOTION CARRIES.

Report of Town Planner

Nothing was discussed.

Planning Board Business and Policies

Next Planning Board meetings are scheduled for July 23; and August 6 and 20.

Bills and Warrants

MOTION was made by Mr. Fernandes to approve Planning Board Bills and Warrants, dated July 9, 2013, in the amount of \$2,923.48. Second by Mr. Beatty. Vote: Unanimous. MOTION CARRIES.

Approval Not Required Plans Pending:

Applicant Name

Date Filed with Town Clerk

7: 30 P.M. Public Hearing: continued from June 18, 2013, 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

It was noted South Shore Millwork requested a continuance to July 23, 2013.

MOTION was made by Mr. Beatty to continue Public Hearing: South Shore Millwork to July 23, 2013 at 7:30 p.m. Second by Mr. Daly. Vote: Unanimous. MOTION CARRIES.

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

Mr. Clemmey stated he resides in Mansfield, and distributed handout: "78 East Main Street Zoning".

Mr. Clemmey explained he owned property and building has been there since 1920's and getting toward end of its life. Before they proceed with their plans they are coming before Planning Board. He thought it was village commercial zoned but it is not. This was part of Pine School originally.

Mr. Clemmey stated he spoke to building inspector, town manager, and others from Town.

Mr. Clemmey spoke of possibly making it a clean switch to village commercial or if Planning Board had any ideas. Some people have called him with various uses for this building. Rezoning is probably cleanest thing to do.

Mrs. Haracz said the Board understands this situation and is not opposed to idea. However, cannot change zoning for one parcel; need a contiguous area. Discussion followed.

Map also referenced by Mr. Gabriel of area (roads/streets).

Mrs. Haracz suggested to continue along frontage; how far back to go is question.

Mr. Clemmey said he is not a resident of Town, therefore, requesting that Planning Board place this article on warrant.

Mr. Fernandes said he believed anyone can place the article under 40A.

Mr. Clemmey thought it would make sense if Planning Board placed article.

Mrs. Haracz said all of Town land being in one zone makes sense.

Mrs. Haracz asked Mr. Gabriel to sketch out a couple options and recommended he discuss this with Board of Selectmen. She spoke of the design standards for village commercial intended to make it more like a village area. Example would be the Walgreen's in Town.

Mrs. Haracz clarified action items:

Mr. Gabriel to sketch a couple of options:

- standard distance to Miller Terrace property (include library and Elm Street);
- include more or all of Lot 50 or draw line where it would make sense;
- and other option would be the entire lot.

Mrs. Haracz stated this would need to go to Town Meeting.

Mr. Gabriel said there was no date set yet for Town Meeting that he is aware of. However, Warrant closes 25 days before Town Meeting.

Mrs. Haracz said this will need to go to Board of Selectmen quickly and would need to work out a schedule of events/deadlines, etc. Mr. Gabriel will talk to Town Manager about this.

Mr. Gabriel communicated to Mr. Clemmey that a formal letter would be beneficial.

Mr. Clemmey said if there are any engineering/drawings needed, he would be more than willing to pay for those expenses.

Medical Marijuana bylaw discussion

Mr. Gabriel explained he spoke to Kopelman & Paige and they said they are working on this, and they sent him some studies. Town of Dennis has the dispensary located in their industrial district.

Handout: "General Requirements and Conditions for all Medical Marijuana Facilities".

Mr. Gabriel said he thought Kopelman & Paige's document would be similar to other boilerplate language/documents.

Mr. Miller said he would suggest commercial property, especially in TPC area. A large piece of commercial land is at that location, and it could be kept buffered from trailer park. Discussion ensued.

Mrs. Haracz said there is some thought to not hide it too much. Possibly placed into industrial or medical districts (probably in industrial district). Discussion followed.

Mr. Miller and Mr. Beatty spoke of have a distribution center only and separate from the growing of it.

Mrs. Haracz asked Mr. Gabriel to check the law of retail vs. wholesale and limit it to just distribution or allow either/or; or combined entire facility.

Mrs. Haracz said they need to try to formulate their thoughts. Need input from police dept.

Mr. Gabriel said he has asked for input from Police Dept.

Mrs. Haracz said it would be beneficial to have police chief come into one of the Planning Board meetings when Planning Board is ready.

Mrs. Haracz said it appeared general consensus was this type of facility to be placed in an industrial area; possibly commercial. Also, distances from other places need to be analyzed, etc.

Mrs. Haracz indicated to Mr. Gabriel, the question of can it be limited to just retail is an important question, and DPH (Dept. of Public Health) will need to be contacted. Also, the distances from schools/daycares, and other businesses/organizations etc., is important. Planning Board appeared to agree to this.

Mrs. Haracz said it would also be helpful to know Kopelman & Paige's scheduled on draft bylaw also.

Adjournment

MOTION was made by Mr. Fernandes to Adjourn at 8:15 p.m. Second by Mr. Miller. 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 July 9, 2013

- . Draft 6/4/13 Planning Board Minutes of Meeting
- . Document entitled: “78 East Main, (Norton, MA) Street Zoning”
- . Document entitled: “General Requirements and Conditions for all Medical Marijuana Facilities”