

Norton Planning Board Minutes of Meeting
For
November 19, 2013

Call to Order

The November 19, 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 the Planning Board

Mr. Fernandes apologized for missing multiple meetings.

Bills and Warrants

MOTION was made by Mr. Miller to approve Planning Board Bills and Warrants, dated November 19, 2013, in the amount of \$1,863.93. Second by Mr. Beatty. Vote: Unanimous. MOTION CARRIES.

Report of the Town Planner

Mr. Gabriel stated the zoning issue passed; approved by Attorney General.

.....

Mr. Gabriel said Building Inspector indicated he was at Olympia Street regarding driving school vehicles being parked at that location and he reminded Building Inspector of Site Plan requirements of Town. He is now awaiting opinion from Building Inspector.

.....

Ch40B project on East Main Street (Thorndike/Campanelli project) is decreased to 188 units from 232 units.

Planning Board Business and Policies

Planning Board meetings to be held December 3 and 17 2013; January 7 and January 21, 2014.

Mr. Beatty said he may not be able to attend the meeting on January 21st due to a conflict.

Approval Not Required Plans Pending:

<u>Applicant Name</u>	<u>Date Filed with Town Clerk</u>
-----------------------	-----------------------------------

Rhee J. Goldman	November 14, 2013
-----------------	-------------------

Mr. Gabriel said this plan creates a Parcel A and that Parcel A is going into Lot 1. He believed lots were created in 2009. It was noted frontage is identical.

Mr. Gabriel said the attorney for this applicant had asked him when zoning started. Referenced was a 1950's regulation on zoning; then it was 1800 square feet. This attorney requested regulations prior to zoning from town clerk.

MOTION was made by Mr. Fernandes to approve ANR for Plan of land for Rhee J. Goldman as presented, and filed with Town Clerk on November 14, 2013. Second by Mr. Miller.

Discussion: Mr. Daly asked if he was able to vote on this?

Mrs. Haracz asked if he was a direct abutter?

Mr. Daly responded, no, he was not a direct abutter.

Vote: Unanimous. MOTION CARRIES.

Cumberland Farms: Electronic Message Center Modification

Mrs. Haracz said she will recuse herself as Cumberland Farms is a client of the company in which she is employed.

Representative from Cumberland Farms, Ms. Carolyn Parker, explained the Smart Pay Program (10 cents off a gallon) 4x6 LED price sign on property; pump topper explained. She had a video if anyone from Board wanted to view it.

Mr. Beatty and Mr. Miller both said they were familiar with these signs.

After discussion, it was discovered the Ms. Parker from Cumberland Farms had an old photo and it was not a current photo from this specific Cumberland Farms.

Ms. Parker described this as 56" long; same alternator; and alternator where it says regular unleaded.

Mr. Fernandes said the dilemma they have is she currently maxed out LED sign (upper sign a changeable message sign).

Ms. Parker questioned if she would need to go for a variance for a message board?

Mr. Gabriel explained 16 square feet in area are requirements.

Ms. Parker asked if they could go to pump toppers? She distributed photo of pump stoppers.

Mr. Gabriel said Division of Standards provided a letter stating they had no problem with them alternating.

Ms. Parker said there is no permit usually needed for pump toppers. One pump topper per pump. Also, there would be no running commercials on sign. It would alternate every eight seconds but can alternate up to a minute.

Planning Board members discussed bylaw stating it should alternate every ten seconds.

Mr. Fernandes questioned if this was an "incidental" sign per bylaw?

If granting of pump toppers occurs, Ms. Parker indicated she won't come before Planning Board for other reason.

Mr. Fernandes referenced bylaw and referenced Section 8.1.2: "not intended to be viewed from someone driving by". The topper sign would not apply to this.

Ms. Parker asked if she should withdraw the other application?

Discussion on modifying.

At 7:53 p.m., Mrs. Haracz returned to meeting.

Solar Bylaw

Mr. Gabriel said he will soon provide info to Board; he was still working on solar bylaw.

Mr. Fernandes said the town of Plainville adopted bylaw.

Mr. Gabriel said abutters cannot grow trees to a certain height, but has not been taken to court yet.

Mr. Gabriel said he will come up with a couple of sample bylaws to get ready for Spring Town Meeting.

Mrs. Haracz said if there are no agenda items for the next meeting, the meeting may be cancelled.

Adjournment

**MOTION was made by Mr. Daly to Adjourn at 7:55 p.m. Second by Mr. Beatty. 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 November 19, 2013

- . Norton Planning Board Payables dated November 19, 2013 in the amount of \$1,863.93

- . ANR (Approval Not Required Plans Pending) of Rhee J. Goldman-Date Filed with Town Clerk:
November 14, 2013

- . Photos/pictures of Cumberland Farms proposed Electronic Message Center modification