

Norton Planning Board Minutes of Meeting
For
July 8, 2014

Call to Order

The July 8, 2014, 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 T. Beatty, Jr.; Mr. George Burgess; and Mr. Patrick Daly. Absent: Mr. Scott Nichols. Mr. Joseph Fernandes was planning to arrive late. Also present was Mr. Charles Gabriel, Town Planner.

Report of the Town Planner

Report of the Planning Board

It was noted construction was taking place at the former American Legion on Route 123 for the doctor's office. Mr. Daly said it appeared there were many trees being taken down. He said a screen should be installed for neighbors.

Mrs. Haracz asked Mr. Gabriel to look into this.

Planning Board Business and Policies

MOTION was made b Mr. Beatty to approve Planning Board Bills and Warrants in the amount of \$3,745.94. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

Approval Not Required Plan:

Applicant Name Date Filed with Town Clerk

Galloway Farms LLC June 16, 2014

Mr. Gabriel explained they are cutting out a small triangle; they are slicing off lot 2B; lot 2A is smaller and has 150' of frontage and meets the dry contiguous land, although on assessors map it shows wetland as contiguous.

Mrs. Haracz said it appeared this was straightforward.

Mr. Gabriel stated this needs to go in front of Building Inspector to ensure it is dry contiguous land, but it meets ANR requirements.

MOTION was made by Mr. Daly to approve plan of land on North Washington Street, Norton, for Galloway Farms LLC. Second by Mr. Beatty. Vote: Unanimous. MOTION CARRIES.

Maron/Dykers regarding restrictive covenant on land off Cobb Lane

Mr. Gabriel said lots 640-644 would be correct the lots (lots 474 through 477 are shown as combined by the assessors). Mr. Gabriel believed a house was on lot 474 he believed. Lots 640 through 644 were also shown as combined by assessors.

Mr. Maron said deed was correct.

It was discussed it was basically "Release of Restrictive Covenant".

Mary Jo Estates, four lot subdivision off East Hodges Street

Mr. Yarworth explained and it was noted deed was signed. Plan was perused by Planning Board.

Mr. Gabriel said he will write up decision with all waivers, etc.

Shade tree was noted on plan and discussion that exact type of tree should be specified.

Mr. Yarworth said there may be one pole on Mary Jo Road "if repaired" by electric company to get across East Hodges Street. Discussion ensued.

Stop sign was discussed and it was decided no stop sign was needed for a four-house subdivision.

MOTION was made by Mr. Beatty to approve Definitive Site Plan of Mary Jo Road in Norton, MA, drawn by Yarworth Engineering, 140 East Main Street, Norton, MA, prepared for WLFB, dated February 26, 2014. Second by Mr. Miller. Vote: Unanimous. MOTION CARRIES.

Preliminary Subdivision Plan: "Countryside Estates" a four lot subdivision submitted by Craig Cygawnoski to be located off of South Worcester Street on land located between South Worcester Street and the MBA railroad and identified on Assessor's Map 27 as parcel 193, continued from June 3, 2014

It was noted no one was present this evening for this agenda item, therefore need to continue it to July 22, 2014.

MOTION was made by Mr. Daly to continue Preliminary Subdivision Plan: "Countryside Estates" to July 22, 2014. Second by Mr. Beatty. Vote: Unanimous. MOTION CARRIES.

Condyne Capital Partners, Inc. for a Special Permit and Site Plan Approval for a proposed office/truck repair building of approximately 15,324 square feet with associated parking and drainage facilities to be located off Commerce Way. The site is identified on Assessor's Map 25 as lots 84-1 and 86

It was noted Mr. Fernandes had not arrived yet, but the Planning Board can discuss the conditions,

Mr. Gabriel said he left hours of operation blank as Mr. Dibb, engineer for Condyne, wanted to discuss that with the Planning Board. The other item that arose was regarding lighting; there were some lights that were not full cut-out, but Mr. Dibb sent him a spec sheet on that. There are 17 poles; six are 20 feet high; Planning Board can allow higher lights and Mr. Gabriel described lights (canopy lights, individual pole lights, etc.).

Mr. Mark Dibb with Condyne Engineering was present and said Horizon Beverage has similar lights. 20 feet meets zoning and 30 feet in the back is similar to current park businesses.

Planning Board reviewed lighting plan which was dated 5/5/14 "Plan of Lighting - New England Light - Penske Norton".

Mr. Dibb said full cut-off is not an issue.

Mr. Fernandes arrived at 7:58 p.m.

Mrs. Haracz explained to Mr. Fernandes what was previously discussed prior to him arriving.

Photos of building were distributed.

Mr. Dibb referenced hours of operation; no restriction on hours of operation is the request. It is in the middle of park; applicant asking it is not restrictive for hours of operation. He is aware Horizon Beverage does not have an operational hours restriction.

Mrs. Haracz responded she did not have a problem with that.

MOTION was made by Mr. Daly to allow lighting to be up to 30' in height as shown on Penske Norton Plan, dated 5/5/14, prepared by New England Light. Second by Mr. Beatty. Vote: Unanimous. MOTION CARRIES.

MOTION was made by Mr. Burgess to approve Special Permit #474 for 40 Commerce Way, Norton, MA. Second by Mr. Beatty. Vote: Unanimous. MOTION CARRIES.

MOTION was made by Mr. Burgess to approve Site Plan for 40 Commerce Way, Norton, MA. Second by Mr. Beatty. Vote: Unanimous. MOTION CARRIES.

Mrs. Haracz noted there will need to be minor edits on conditions.

It was discussed that all construction trucks should all follow the same access. Also, hours of construction will be from dawn to dusk, except no construction on Sunday.

Mr. Gabriel said also inspections of drainage may be beneficial to do.

Mrs. Haracz responded, yes, inspections should be conducted. Mr. Gabriel will draft language similar to "prior to occupancy Town's engineer will inspect drainage, etc."

Adjournment

MOTION was made by Mr. Burgess to Adjourn at 8:15 p.m. Second by Mr. Beatty. Vote: Unanimous. MOTION CARRIES.

Respectfully Submitted by:

Janet A. Sweeney
Planning Board – Recording Secretary

Minutes Approved by Committee on: _____
(Date)

Signature:

Chairman: _____

Documents Reviewed/Distributed at Planning Board Meeting of July 8, 2014

- . Draft Planning Board Minutes of Meeting, dated March 4, 2014

- . Plan of land on North Washington Street, Norton, for Galloway Farms LLC

- . Plan of Mary Jo Estate, 4 lot subdivision located off East Hodges Street, drawn by Yarworth Engineering, Norton, MA (presented at July 8, 2014 Planning Board meeting)

- . Condyne Capital Partners, Inc. – “Plan of Lighting - New England Light - Penske Norton, dated 5/5/14” and “Site Plans – Penske, 40 Commerce Way, Norton, MA, prepared for Condyne Capital Partners; prepared by Condyne Engineering Group, Brockton, MA”