

Norton Planning Board Minutes of Meeting  
For  
September 15, 2015

**Call to Order**

The September 15, 2015 meeting of the Norton Planning Board, held at 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: Mrs. Cheryl-Ann Senior.

**Report of the Planning Board**

There were eight applications for the vacant Town Planner position. Four will be brought in for interviews with three taking place on September 16, 2015. Mrs. Haracz and Mr. Fernandes will be interviewing applicants along with Norton Town Manager Michael Yunits.

**Approval of Minutes**

None at this time.

**Planning Board Business and Policies**

Counsel for the Town of Norton will be preparing a draft by-law change for the digital/electronic billboards and signs. No information was provided at this meeting but it will be submitted prior to the public hearing.

Three items are pending for next meeting on September 29, 2015. GAC, Wheaton Solar, and Mansfield Waste Water (leaching basin expansion).

**Bills and Warrants**

**Motion was made by Mr. Beatty to approve the amount of \$1,768. Second by Mr. Burgess. Vote: Unanimous MOTION CARRIES.**

**Approval Not Required Plan:**

None at this time.

A recess was taken for 10 minutes before the Planning Board Public Hearing at 7:30 p.m.

7:30 p.m. Public Hearing: **Guiomar Turgeon**

**58 Barrow Street**

Special Permit to allow for a horse and construction of a horse barn and fence.

**(Continued from the August 18, 2015 meeting)**

Mrs. Haracz asked if any members had visited the site. She stated she had looked at aerial photos of the site.

Mr. Daly had visited the site the Saturday before. He thought the staked location worked for the site as there are wild animals behind the property and the location required the least amount of earth moving.

Mrs. Turgeon brought additional information for the Board. This information included the following:

1. photo of the 22x24' building.
2. photo of the compost bins – six in total and they will be covered. Mrs. Turgeon added that the bedding material for the horse will be pine shavings and those compost quickly. Along with the shavings grass, cuttings, and soil will be composted for future use in her gardens.
3. fly control / Integrated Pest Management (IPM) plan: Predator wasps will eat and destroy the fly larvae. These wasps are safe for all beneficial insects in the environment and will survive from April to September or October depending on frosts.

Mrs. Haracz asked what the flies would be grown in (medium).

Mrs. Turgeon stated the eggs would be deposited in the barn and near the compost bins.

Mrs. Turgeon stated the horse would be fed three times each day and it was important to have a sanitary environment for the horse because of it's health.

Mrs. Haracz asked the age of the horse.

Mrs. Turgeon stated the horse was 18.

Mr. Beatty asked if there would be only one horse.

Mrs. Turgeon stated there would only be one horse.

Mr. Miller asked about what would happen when the horse dies.

Mrs. Turgeon stated that the veterinarian would visit and the horse would be transported to Tufts Vet Hospital. If there was an issue with the horse's legs there was a special hospital trailer available to transport the horse.

Mrs. Haracz asked if there was anyone in attendance that wanted to comment on the Special Permit.

James Inman, 62 Barrows Street, complimented Mrs. Turgeon for having all her information in order. He stated that it would be inconvenient to have a horse as a neighbor. He asked Mrs. Turgeon what would the building be used for when the horse passed. He was concerned that it would be an outbuilding for her school or a playhouse. Mrs. Turgeon stated the building could be taken down and removed since it was only a small house.

Mrs. Haracz stated that an outbuilding was allowed by the zoning by-laws as long as the setbacks are in order. School use was another issue and the PB could state in the permit that it could only be used for storage and not for the school.

Mr. Inman asked about how the garage was being used for a school.

Mrs. Turgeon stated she taught piano, violin, and for chamber groups. She also tutors children with learning issues and has taught up to 7 students.

Mrs. Haracz asked if the building would be used for a school.

Mrs. Turgeon stated the building would only be used for storage.

Mr. Inman stated that the garage wasn't permitted to be a school.

Mrs. Turgeon stated that it wasn't a living space. There is a half bath in the garage and she added to the leaching field as directed by the Norton Building Inspector.

Mrs. Haracz read the bylaw regarding R60 uses and a garage is not a trigger for a Special Permit.

**Motion was made by Mr. Beatty to close the Public Hearing. Second by Mr. Burgess. Vote: Unanimous MOTION CARRIES.**

Mrs. Haracz will prepare a draft for the next meeting.

Mr. Fernandes asked if we should vote on the Special Permit now.

Mrs. Haracz stated that we should vote after we had the draft completed.

### **Adjournment**

**Motion was made by Mr. Beatty to Adjourn at 7:45 p.m. Second by Mr. Daly. Vote: Unanimous. MOTION CARRIES.**

Respectfully submitted by:

Patrick Daly  
Planning Board – Clerk

Minutes Approved by Committee on : \_\_\_\_\_  
(Date)

Signature:

\_\_\_\_\_ Chairman:\_\_\_\_\_

