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NORTON PLANNING BOARD MEETING
DRAFT MINUTES OF February 5, 2019

The Planning Board Meeting of February 5, 2019 was called to order in the Norton Media Center (184 West Main Street) at 7:15 p.m. by Mr. Joseph Fernandes, Chair. Members present were Mr. Timothy Griffin, Ms. Julie Oakley, Mr. Stephen Jurczyk, Mr. Frank Durant, Mr. Oren Sigal and Mr. Steven Hornsby.

Bills and Warrants

Motion was made by Mr. Durant to accept bills. Second by Mr. Griffin. All in favor (7-0)
MOTION Carries.

Approval of Minutes

January 8 AND January 22, 2019 revised minutes approved. Motion to approve as amended made by Mr. Jurczyk, second by Mr. Hornsby. **All in favor (7-0). Motion Carries**

ANR Endorsement [2019-01] – Fernandes Circle

Greg Cygawnoski from RIM Engineering was present to represent the project. Easement issue was addressed. Would access the property through the easement, electrical is under easement.

MOTION to approve made by Mr. Jurczyk and second by Mr. Hornsby. All in favor (7-0). Motion Carries

Public Hearing 2019-002: Blue Star Business Park (Leonard Street South)– Condyne Engineering Group, LLC, Application for Definitive Subdivision Plan for retail and warehouse development.
7:31 pm

Application for Blue Star Business Park located on Leonard Street (South) by Condyne Capital Partners, who was represented by Mr. Jeff O'Neill. Condyne Engineering Group, LLC, represented by Mr. Mark Dibb.

Mr. DiGiuseppe begins with some information regarding driveway widths and the board's inability to waive the widths. This means the applicant will have to submit for variances to the ZBA. He also notes that the Board of Health has reviewed and approved the plans. Mr. Sigal asks for the sewer and pump station location, questioning the incorporation by reference of the site plan on the subdivision plans. Mr. Fernandes informs that the notes are not necessary as we can reference prior plans along with this submission, they all go together. Abutters on Leonard Street and from 283 Condos had a few questions. (For further detail see video). Mr. Fernandes addresses their concerns.

MOTION to close the hearing made by Mr. Hornsby and Second by Mr. Jurczyk. Mr. Sigal Opposes, all others in favor. VOTE: 6-1. Motion Carries.

MOTION TO APPROVE the Definitive Subdivision Plan made by Mr. Griffin, Second by Mr. Hornsby. Discussion, Mr. Sigal addresses Mr. Fernandes that he is still concerned with the

driveway widths and that they cannot waive the widths. Mr. Fernandes reminds Mr. Sigal that they are only voting to approve the division of land tracts and that the applicant will still have to go forth to the ZBA to get driveway widths waived. VOTE: 6-1. Mr. Sigal OPPOSED. Motion Carries.

Continued Public Hearing SP. 479, Blue Star Business Park (Leonard Street South)-Condyne Engineering Group, LLC

7:58 pm

This is the continued discussion regarding the Application for Blue Star Business Park located on Leonard Street (South) by Condyne Capital Partners, who was represented by Mr. Jeff O'Neill. Condyne Engineering Group, LLC, represented by Mr. Mark Dibb.

Mark Dibb gives updates

- Wetlands
- Storm water
- All other comments on buildings 1-5

Mr. Sigal has a few questions and concerns:

- Requests that moving forward we implement a standard for accepting new material more than one day prior to a meeting, to give board enough time to properly review.
- Questions if more steps can be taken to avoid critical conservation areas and raises concern about turning radius. Mr. O'Neill reviews the efforts they have made and the improvements that they are making.
- What chemicals will be stored in the buildings?
- If the Historical Commission letter has certain areas they would want to avoid?
- Que line from off ramp and the light mitigation concerns.

Citizens had a few questions as well. All questions were addressed and detail can be found from the video recording of the meeting.

Mr. Fernandes announces he will not make the February 26th meeting, and all parties agree to move the meeting the February, 28 2019.

Motion to continue to following public hearing on February 28, made by Mr. Jurczyk and seconded by Ms. Oakley All in favor (7-0). Motion Carries.

Continued Public Hearing SP. 481, Blue Star Business Park (Building 7)-Condyne Engineering Group, LLC

8:46 pm

This is the continued discussion regarding the Application for Blue Star Business Park located on Leonard Street (South) by Condyne Capital Partners, who was represented by Mr. Jeff O'Neill. Condyne Engineering Group, LLC, represented by Mr. Mark Dibb.

Topics Discussed:

Mark Dibb

- Gives an update on the Horsley Witten review and informs that the Conservation Commission meeting has occurred.

Mr. Jurczyk moves to continue to the February 28 meeting. Second by Mr. Hornsby. All in favor (7-0). Motion Carries.

Continued Public Hearing for SP-482: Fairland Farm Solar-NextSun Energy, LLC. Application for Site Plan and Special Permits for a large-scale, ground mounted solar facility located on a cranberry bog.

8:54 pm

Applicant Adam Schumaker with NextSun Energy present, as well as Stacy Minihane from Beals and Thomas.

Updates:

- Relocated equipment area
 - Over 1,700 ft to the nearest resident at 222 Bay Road
- Screening options
 - West side brush screenings
 - East side along sight lines
- Panels pulled 100 ft down from Easton Line
- Plant Schedule now included
- Added panels to upland bog
- Applicant is committed to organically farming the bogs
- Applicant is okay with conditions being made for Best Management Practices with harvesting the bogs.
- Property Lines Updated
- EMF Noise info
- Confirmed types of soil
- Panel info and warranty info provided

All Comments made by Applicant can be confirmed via the video of the meeting.

Board Questions:

- Info on hazardous materials relating to panels
- What was the change in the number of panels?
 - 8mw now, began as 8.9mw
- Mr. Sigal suggests a Peer Review may be needed for the project
- Can the applicant certify the cost
- Why are the bogs not on mulberry brook?
 - Sections are too low and impact too much
 - It is a free-flowing area with no man made dikes
- Would like screening clarification at the top area
- Get number of how many panels were removed.

At this time the community had an opportunity to ask the Applicant and Board questions and raise their concerns. The questions and comments focused on health, visual and noise impacts as well as impacts to property values. For the full detail on what was asked and responded to, please refer to the video recording located on the Norton Media Center webpage.

Motion to continue to the February 28 meeting by Mr. Hornsby, second by Mr. Jurczyk. All in favor (7-0). Motion carries.

Mr. Fernandes would like to propose zoning by law change 175-7.5 to permit deviations and alterations of driveway widths.

Motion to sponsor made by Mr. Durant, second by Mr. Horsnby. Vote role call: Mr. Sigal, Mr. Griffin and Mr. Jurczyk vote no. Ms. Oakley, Durant, Horsnby, and Fernandes vote yes. (Vote 4-3). Motion Carries.

Future meeting dates:

- Feb 28
- March 5
- March 12

Motion was made by Mr. Hornsby to adjourn. Second by Ms. Oakley. Meeting adjourns at 11:15pm.

Motion VOTED Unanimously.

Minutes prepared and submitted by Nicole Salvo, Department of Planning and Economic Development Administrative Assistant.

Minutes Approved on: 2/28/19

Signature Paul D. Fucippe