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NORTON PLANNING BOARD MEETING
DRAFT MINUTES OF April 9, 2019

The Planning Board Meeting of April 9, 2019 was called to order in the Norton Town Hall, Board of Selectmen's Room at 7:00 p.m. by Mr. Joseph Fernandes, Chair. Members present were Mrs. Julie Oakley, Mr. Stephen Jurczyk, Mr. Frank Durant, Mr. Oren Sigal and Mr. Steven Hornsby. Town Counsel, Amy Kwesell was also present. Absent Mr. Timothy Griffin.

Future Meetings: April 30, 2019

Public Hearing: Solar Facilities Petitioner's Bylaw Amendment

Mr. Fernandes recuses himself as his family has been approached, in the past, to have solar on land they own.

Mr. Jurczyk steps in as Chair for the Public Hearing, and reviews the Bylaw Amendment information.

Mr. Joe Cogliano speaks on the Petitioners Bylaw Amendment. Some of the topics were:

- Suggestion of forming a committee of community members and Planning Board members to carefully create a Solar Bylaw that supports the Town becoming a Green community, without risking the well-being of residents.
- Hoping to form and work with this committee to have proposal for Fall Town Meeting.
- Shares a video

Mr. Hornsby Arrives at 7:15pm.

The Board speaks to the concern of removing "as-of-right", and Mr. Cogliano questions if amendments can be made on the floor at Town Meeting if there are things that should be kept in place. Mr. DiGiuseppe also clarifies the importance of "as-of-right" definition and what it means to become a Green Community and is seeking clarification from the Office of Energy Resources.

Motion to close Public hearing made by Mr. Sigal, Second by Mrs. Oakley. All in Favor. Motion Passes.

Motion to support the Amendment made by Mr. Sigal, Second by Mrs. Oakley, with the ability to work on a new Bylaw with a committee. Vote:

	YES	NO	ABSTAIN	NOT PRESENT
Joe Fernandes, Chairman			x	
Stephen J. Jurczyk, Vice Chairman	x			
Steven Hornsby, Clerk		x		
Frank N. Durant	x			
Julie Oakley	x			
Oren Sigal	x			
Timothy Griffin				x

Motion Passes. Mr. Hornsby notes he would like to see section "E" remain in the Bylaw.

Review of Findings and Conditions and Execution of Decision

Special Permit/Site Plan 483: 54 Plain Street Solar Facility- Next Grid Redwood, LLC, Application for Site Plan and Special Permits for a large-scale, ground-mounted solar facility.
The Board and Director review edits, proposed changes, wording and punctuation. They also discuss that they need to hear from the Board of Selectmen about the proposed PILOT, discount for abutters/low-income and school.

Motion to approve with changes in the draft by the Board, with additions and clarification in Findings and Conditions by Board of Selectmen regarding PILOT, and energy cost reductions for abutters, low-income residents and L.G. Nourse Elementary School. Made by Mr. Durant, Second by Mrs. Oakley. All in Favor. Motion Passes.

Special Permit/ Site Plan 479 Blue Star Business Park (Leonard Street South)-Condyne Capital Partners, LLC

The Board and Director review edits, proposed changes, wording and punctuation.

Motion to deny amendment to Condition #6 on page 3 made by Mr. Hornsby, Second by Mr. Jurczyk. Vote:

	YES	NO	ABSTAIN	NOT PRESENT
Joe Fernandes, Chairman		X		
Stephen J. Jurczyk, Vice Chairman	X			
Steven Hornsby, Clerk	X			
Frank N. Durant	X			
Julie Oakley	X			
Oren Sigal		X		
Timothy Griffin				X

Motion Passes.

Motion to add Standard Condition #11 on page 4 made by Mr. Sigal. Unsupported. Motion Fails

Motion to change language heading to “Prior to Final Occupancy of Buildings 4 & 5” and Condition #5 on page 5, made by Mr. Jurczyk, second by Mr. Durant. Vote:

	YES	NO	ABSTAIN	NOT PRESENT
Joe Fernandes, Chairman	X			
Stephen J. Jurczyk, Vice Chairman	X			
Steven Hornsby, Clerk	X			
Frank N. Durant	X			
Julie Oakley	X			
Oren Sigal		X		
Timothy Griffin				X

Motion Passes.

Motion to add Condition 5.i on page 5 made by Mr. Sigal. Unsupported. Motion Fails.

Motion to add Condition “5.k” on page 5 made by Mr. Sigal, second by Mr. Jurczyk. Vote:

	YES	NO	ABSTAIN	NOT PRESENT
Joe Fernandes,	X			

Chairman				
Stephen J. Jurczyk, Vice Chairman	X			
Steven Hornsby, Clerk		X		
Frank N. Durant	X			
Julie Oakley	X			
Oren Sigal	X			
Timothy Griffin				X

Motion Passes.

Motion to amend Condition #7 on page 7 made by Mr. Sigal, Second by Mr. Jurczyk. Vote:

	YES	NO	ABSTAIN	NOT PRESENT
Joe Fernandes, Chairman	X			
Stephen J. Jurczyk, Vice Chairman	X			
Steven Hornsby, Clerk		X		
Frank N. Durant		X		
Julie Oakley	X			
Oren Sigal	X			
Timothy Griffin				X

Motion Passes.

Motion for Final Findings and Conditions for SP and Site Plan 479 as amended, made by Mr. Hornsby, Second by Mr. Durant. Vote:

	YES	NO	ABSTAIN	NOT PRESENT
Joe Fernandes, Chairman	X			
Stephen J. Jurczyk, Vice Chairman	X			
Steven Hornsby, Clerk	X			
Frank N. Durant	X			
Julie Oakley	X			
Oren Sigal		X		
Timothy Griffin				X

Motion Passes.

SP. 481/Site Plan Blue Star Business Park (Building 7)-Condyne Engineering Group, LLC

The board notes that all motions made for SP. & SITE 479, which are applicable to SP. 481, shall be approved in the Findings and Conditions herein.

Motion to approve Special Permit and Site Plan 481 as amended by Mrs. Oakley, second by Mr. Durant. Vote:

	YES	NO	ABSTAIN	NOT PRESENT
Joe Fernandes, Chairman	X			
Stephen J. Jurczyk, Vice Chairman	X			
Steven Hornsby, Clerk	X			
Frank N. Durant	X			
Julie Oakley	X			
Oren Sigal		X		
Timothy Griffin				X

Motion Passes.

Motion was made by Mr. Jurczyk to adjourn. Second by Mr. Durant. Meeting adjourns at 10:23.

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

Minutes Approved on: 4/16/19

Signature Paul D'Amico