



RECEIVED  
NORTON TOWN CLERK  
2020 MAY 13 A 10:36

NORTON PLANNING BOARD MEETING  
MINUTES OF March 10, 2020

---

The Planning Board Meeting of March 10, 2020 was called to order at Norton Town Hall, Top Floor Meeting area, at 7:15 p.m. by Mr. Steve Hornsby, Chairman. Members present were, Mr. Oren Sigal, Mr. Kevin O'Neil, Mr. Timothy Griffin and Mr. Scott Bichan, Ms. Julie Oakley and Mr. Joe Fernandes. Also in attendance was Paul DiGiuseppe, Planning Director.

Mr. Fernandes arrives at 7:17pm

**Bills:** Motion to approve made by Mr. Griffin, Second Mrs. Oakley. All in favor.

**Minutes:** Motion to approve the February 11, 2020 minutes made by Mr. O'Neil, Second Mrs. Oakley. Abstain Mr. Griffin and Mr. Bichan.

February 27, 2020 minutes tabled to next meeting.

**SP-490: 0/108 S. Worcester Street/ Wading River Estates. Application for Special Permit and Site Plan for 37 Condominium units including 4 affordable units in an R-40 zone under Article 19 of the Zoning Bylaw.**

Mr. DiGiuseppe informs the board that they have not completed stormwater and traffic reports, as well as peer review. Thus, they have asked for a continuance.

Discussion ensues to move the application to late April or May.

**Mr. Griffin motions to move to the April 7<sup>th</sup> meeting, Second Mr. Bichan All in favor.**

**Surety Release and Peer Review Release**

Mr. DiGiuseppe gives a brief on the research he did into the water lines and the fire hydrant that is not hooked up. \$5000 was held in case the curbs were damaged upon completion of the final homes being built. The water department commented, via email, on the water line status and what their concerns would be connecting the lines.

Abutter Ken Knoff, feels another inspection may need to be done as he sees some issues.

Board members feel it seems "the ball was dropped" somewhere and they are concerned that this wasn't connected.

**Motion to table the surety and the peer review made by Mr. Fernandes, Second Mr. Bichan. Opposed Mr. Griffin. Motion passes.**

**Public hearing- Continued: SP-486: 60 West Main Street/Cumberland Farms, Inc. Application for Site Plan and Special Permits for a convenience store and filling station. Continued from June 4, August 20, 2019, September 10, 2019, November 12, 2019 and December 3, 2019, December 17, 2019, January 7 & 28, 2020. & SP-491: 60 West Main Street/Cumberland Farms, Inc. Application for Special Permit for underground fuel and diesel storage tanks in a Water Resource Protection District, Zone III. Continued from December 3, 2019, December 17, 2019, January 7 & 28, 2020.**

Attorney Tom Reidy on behalf of Cumberland Farms

An update of presented materials given to the board.

Mr. John Chessia, peer reviewer, gives the board his recent review and recommendations.

- Drainage
- Mounding analysis
- Subsurface system
- Open basin
- Meet Standard 1
- Recharge
- Stormwater pollution prevention plan
- Standalone operation and maintenance plan

Applicant is agreeable to suggested conditions.

Mr. Sigal asks if there will be any electric charging stations located here. Also asks about ventilation for gas vapors. He holds the concern on the proximity to the school, as the California Air Review Board Standard is to be 300ft from a school. Where is the fencing going to be located?

Mr. Reidy shares the suggested "classic clay" colored fence suggestion.

Discussion ensues about the Digital Sign they are requesting.

- Mr. Fernandes feels the sign is too tall.
  - Attorney Reidy agrees to change the Sign height to a maximum of 12'.
- Mr. Sigal asks about the 24/7 operations
  - Attorney believes this needs to be 24/7, other sigts have been 5am to 12am.
- 6am-9am audio and lighting signs. Not before or after.
- Delivery times: 6am-9pm
- Air compression station: 6am-9pm

Ken Knoff-5 Fuller Dr

- Delivery time concerns around school open and close

Sue Leber-16 Seminary Way

- Takes issue with 6am on the weekends, it has been a current issue
- 24/7 is also a huge concern

Sharon Rafuse-17 Seminary Way

- Agrees that the 6:30am work at the sight, happening now, has been terrible.

Walter Eykle

- Speaks in favor of the project and supports the suggestion to close the meeting tonight.
- Feels applicants have gone above and beyond

- Notes all other boards have approved and would like to see this un-used lot being put to use and bring in revenue for the town. Thinks this is a great location. Would like to have reasons provided if they do not close the meeting tonight.

Peter Wiggins

- Thinks the spot has been abandoned too long.

Board Discussion

Control over outside audio brought up by Mr. Fernandes.

**Motion to close public hearing for SP/Site 486 and SP 491 made by Mr. Fernandes, Second Mr. O'Neil. All in favor.**

**Motion to approve subject to conditions being drafted and approved at a subsequent meeting, Sp. 486 Made by Mr. Fernandes, Second Mr. O'Neil. Discussion ensues amongst the board, should conditions be discussed first or a decision be made first. Frustration with dragging decisions on. Suggestion to create running list of suggested conditions as a practice moving forward. Building Commissioner indicates he will enforce any conditions the board imposes. Mr. Sigal reviews several of his previously provided concerns. Mrs. Oakley notes she is too concerned with the proximity to the school and its playground, as it is on the side facing this property, also noting the process of an athletic field could create more fields close to this. Mr. O'Neil rescinds his second. Hearing no second, the motion fails.**

Mr. Eykel disrupts the meeting.

**SP-492: 3 Lopes Drive. Application for Special Permit to install a two-sided Digital Billboard with each side being 14' x 48'.**

Mr. John Carroll, Carroll Advertising Present to speak for the application for a two-sided Digital Billboard.

Reviews that the ZBA granted a variance to get the location as close to the highway visibility as possible. Also, content for the Town will be able to be on the display.

Bob- Engineer Reviews the map depicting the 500ft radius of light dispensary. Discussion on the ability to open the sign up to face the highway better.

60 feet from the roadway.

Guidelines for guidewires.

Mrs. Oakley questions what types of operations and maintenance would be done on something like this.

Tied into the National Amber Alert System, which will override the system and take over the board.

Agreement with Town Finalized.

Decommissioning estimated at 15,000\$-20,000\$.

Purchasing a permanent easement.

No other of these Billboards on 495 by Carroll Advertising.

\$300,000 payment to the Town Agreement, not as a PILOT.

**Motion to Close the Public hearing made by Mr. O'Neil, Second Mr. Bichan. Discussion. Building Commissioner has the proposal for Decommissioning and applicant has no issue with this being in the conditions. All in favor.**

**Motion to Approve Sp. 492. Made by Mr. O'Neil, Second Mrs. Oakley. Discussion, Mr. Sigal would like to see conditions on Decommissioning, maintenance and angle of signs. Mr. Griffin also notes he would like to see a condition that the spread opening of the billboard shall not be less than 15% from center at either side. Also the Decommissioning plan and appropriate surety to be determined by Town Staff, per the state guidelines. Mr. Sigal Suggests decommissioning should have a time frame as to when it's appropriate to take down, non-use time frame. Amendment add to the above conditions. All in favor.**

**Planning Board Business:**

Adding Meeting Dates: April 14<sup>th</sup>

**Motion to adjourn at 9:27pm made by Mr. Fernandes second Mr. Griffin. All in favor.**

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

Minutes Approved on: March 24, 2020

Signature \_\_\_\_\_

