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NORTON PLANNING BOARD MEETING
MINUTES OF JUNE 23, 2020

The Planning Board Meeting of June 23, 2020 was called to order at Via Remote Participation on ZOOM at 7:15p.m. by Mr. Steve Hornsby, Chairman. Members present via call in, per the Governors Order on Remote Participation, were, Mr. Oren Sigal, Mr. Kevin O'Neil, Mr. Timothy Griffin, Mr. Scott Bichan, Ms. Julie Oakley and Mr. Joe Fernandes. Also, in attendance was Paul DiGiuseppe.

Mr. Hornsby reads Governor Bakers order on remote meeting policy.

Bills: Motion to approve made by Mr. Fernandes, Second Mr. Bichan. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby.

ANR Endorsement (2020-03)-0 Rear Eddy Street: Owner/Applicant: Sharlene Widak-Smith

Mr. Sigal asks if all lots have access to Taunton Ave, curious about reasonable access for the Fire Department.

Mr. Fernandes reminds the board that they are only looking for ANR criteria such as frontage. Some of the Board members are concerned the Special Permit may be necessary first.

Motion to approve made by Mr. Griffin, Second Mr. Fernandes. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby. No-Mr. Sigal.

Discussion- 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. Continued December 3, 2019, January 28, 2020, February 27, 2020, March 10, 2020, April 7, 2020, April 28, 2020 and June 9, 2020.

Conditions discussed:

1. Must consider Order of Conditions and Stormwater permit
2. Must consider a proper regulatory agreement and condominium agreement
3. Hours of operation
4. Reserving right-of-way or easement

Motion to approve the application pending approval of conditions by a supermajority made by Mr. Fernandes, Second Mrs. Oakley. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby. NO- Mr. Sigal. MOTION PASSES 6-1

SP-493: 10 Commerce Way Addition. Application for Special Permit and Site Plan to add 31,500 sf of industrial space and add 61 parking spaces. Owner: Main D LL LLC; Applicant: Condyne Capital Group

Mark Dibb and Jeff O'Neil Present

- Review of application:
 - New building at south side of site
 - Providing parking lot
 - Loading area and parking for new building
 - Discharge system for new area
 - Configured driveways for better access
 - Utilities-work off existing
- Board
 - Parking- net/gross/loss
 - Are they going before Conservation Commission?
 - Applicant is working with Conservation Director and believes this will not go before Conservation Commission.
- Pat Brennan- Amory Engineers-Peer Reviewer
 - Feels clean roof run-off is better situation
 - TSS Levels meet criteria
 - Infiltration and Stormwater quality meet standard
- Fire Department has reviewed
- Board would like a landscaping plan
 - Applicant provided landscaping plan was provided in the plan set.
- Is the site with Zone II?
 - Mr. DiGiuseppe states the site is within Zone II while Mr. Dibb stated the well in Taunton is inactive. The Board directs Mr. DiGiuseppe to confirm with the Department of Environmental Protection as well as see if this impacts Conservation Commission's decision to review.

Motion to continue to July 14 made by Mr. Sigal, Second Mr. Fernandes. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby.

Motion to adjourn at 8:48pm made by Mr. Griffin Second Mr. Sigal. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mr. Fernandes, Mr. Sigal, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby.

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

Minutes Approved on: 7/14/2020

Signature Paul DiGiuseppe