



NORTON TOWN CLERK

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NORTON PLANNING BOARD MEETING
MINUTES OF January 19, 2021

The Planning Board Meeting of January 19, 2021 was called to order at Via Remote Participation on ZOOM at 7:15 p.m. by Mr. Timothy Griffin, Chairman. Members present via call in, per the Governors Order on Remote Participation, were, Mr. Steve Hornsby, Mr. Oren Sigal, Julie Oakley, Mr. Kevin O'Neil, Mr. Joe Fernandes and Mr. Scott Bichan. Also in attendance was Paul DiGiuseppe.

Mr. Griffin summarizes Governor Bakers order on remote meeting policy.

Minutes: Motion to approve December 15th minutes made by Mr. Hornsby, Second Mr. Sigal. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mrs. Oakley, Mr. Sigal, Mr. O'Neil, Mr. Hornsby, Mr. Fernandes.

Motion to approve January 5th minutes by Mrs. Oakley, Second Mr. Sigal. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mrs. Oakley, Mr. Sigal, Mr. O'Neil, Mr. Hornsby, Mr. Fernandes.

ANR ENDORSEMENT-(7468)-0 R. Maple Street/Bolkum Lane, Owner: Viridian Development, LLC/Applicant: Timothy Behan, Commonwealth Engineers and Consultants, Inc.

Tim Behan and Mr. Casey Present for the application.

They are asking to split the R60 zoned lot into 3 lots. Currently Bolkum lane has been approved by the Attleboro Board.

The board questions who will provide the following:

Fire access

Cable provider

Arial utilities

Town Counsel, Amy Kwesell, informs the board of her concerns with the paper road, but shares if they find there is adequate access they can approve before the road is an accepted way.

Mr. Casey offers the board to visit the site to view the road to help decide if it is satisfactory.

Motion to endorse the ANR made by Mr. Fernandes, Second Mr. Hornsby. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mrs. Oakley, Mr. Sigal, Mr. O'Neil, Mr. Hornsby, Mr. Fernandes.

REMAND SP 486 and 491: 60 W. Main Street. Application for Site Plan and Special Permit for gas station and convenience store. This application was remanded to the Planning Board by Bristol County Superior Court. Owner: GAC Development; Applicant: Cumberland Farms. Continued from December 15, 2020.

Attorney Tom Reidy updates what has gone on in order to get the remand back to the board:

- Adding screening between the site and the School
- Pay for a crossing guard for a set amount of time.
- Police detail for the first 2 weeks of completion to help with any new traffic

Nathan Stevens, underground storage tank expert, discusses the UST system along with how the systems are monitored in real time.

Mr. Sigal raises his concerns with Benzynes and vapors at the site.

Public questions and Concerns were focused on traffic, expelling gases, tank standards. There were also members of the public who spoke in support of the project and it moving forward. Maureen Chlebeck, Traffic Consultant, reviews previously submitted materials, boards concerns with traffic, along with concerns of parent drop off and bus traffic. Discussion on Crosswalk updates and peak hours as well.

Motion to Approve a 4,384 sf gas station and convenience store with six gas dispensers on three islands with two 20,000-gallon storage tanks in the Village Commercial Zoning District, Norton Zoning Bylaw, Section 4.4, with conditions made by Mr. Fernandes, second by Mr. Hornsby. Discussion: Board asks to hear from Superintendent of schools. Superintendent Dr. Joe Baeta speaks to his concerns, and discusses with the board.

Vote: Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby, Mr. Fernandes. No- Mr. Sigal. Motion Passes 6-1.

Mr. Fernandes requests the board continues to motion for the electronic sign as he suggests a smaller sign be proposed.

Motion to continue the Public hearing limited to discussion for the sign only made by Mr. Fernandes, Second Mrs. Oakley. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mrs. Oakley, Mr. Sigal, Mr. O'Neil, Mr. Hornsby, Mr. Fernandes.

SP-6956: 227 East Main Street. Application for a Special Permit/Site Plan Modification to remove Building 3 and replace with parking. Owner: Sullivan Norton 3, LLC/Applicant: Mark Dibb, Condyne Engineering. Continued from November 17, 2020, December 1, 2020 and December 15, 2020. Applicant is seeking a continuance to February 2, 2021.

Motion to continue to the February 2nd, 2021 meeting made by Mr. Bichan, Second Mr. Sigal. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mrs. Oakley, Mr. Sigal, Mr. O'Neil, Mr. Hornsby, Mr. Fernandes.

Discussion

Discussion of possible rezoning of land owned by the Commonwealth at I-495 and Route 123.

- Currently Zoned residential, may be more appropriate to have zoned as Industrial or commercial along the highway.
- Review of what is currently on the site: Salt sheds and trailers.
- 30+ acres

- Board members ask a few questions.
- Mass DOT would be asking to re-zone to Industrial
- Further discussions to be had within the board members as well as with the EDC to get perspective on potential for the site

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Adjournment

Motion to adjourn at 11:06pm made by Mrs. Oakley, Second Mr. Bichan. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mrs. Oakley, Mr. Sigal, Mr. O'Neil, Mr. Hornsby, Mr. Fernandes.

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

Minutes Approved on: 2/23/2021

Signature Paul D. Fernandes