



NORTON TOWN CLERK

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NORTON PLANNING BOARD MEETING
MINUTES OF February 2, 2021

The Planning Board Meeting of February 2, 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, along with a reminder of guidelines for the public chat in the meeting.

ANR ENDORSEMENT-(7979)-45 Lantern Lane, Owner/Applicant: Colleen Guigas

Mr. Roy Delano present to represent the application and provides an overview of the application for an ANR.

The property is about 6 acres of land with over 500ft of frontage of Lantern lane, they would like to propose a new lot so the owner's son may build a house.

Mr. Sigal asks for some information on the street, if its private how does that effect the ANR.

Applicant shares there are water lines and utilities on the street and maintained by the Town.

Colleen Guigas shares with the board that the town does maintain the road and there is minimal traffic, it is also a dirt road.

Mr. Fernandes asks if mail is delivered on Lantern lane, Mrs. Guigas shares it is on reservoir but FedEx and such do go down the street and there is a small turn around at the end of the road.

Mr. Fernandes motions to endorse the ANR, Mrs. Oakley Seconds. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mrs. Oakley, Mr. O'Neil, Mr. Hornsby, Mr. Fernandes. No- Mr. Sigal

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 and January 19, 2021. Discussion will be limited to the size of the freestanding sign.

Attorney Tom Reidy leads the discussion relative to the sign.

- 12ft in height
- Pricing is electronic message centers, just for gas pricing
- 6ft cabinet
- Sight lines discussed- sufficient for this site as well as the school driveway

The decision will reflect the correct measurements and plans should be updated to reflect the same.

Mr. Hornsby Motions to close the Public hearing. Motion withdrawn.

Mr. Reidy voices his concern with closing the public hearing before discussion on the conditions in case there are issues with any conditions that may be put into the decision. By keeping it open he would hope to avoid coming back through litigation.

One issue is with condition 8 in referring to the underground storage tanks and surety request. Board discusses this condition.

The board will go through the decision to elaborate on issues the applicant has expressed or the board may have concerns with.

-Please visit the meeting recording to hear the exact language discussed and possibly changed-

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

Motion to approve Special permit for the Electronic Message Center made by Mr. Hornsby, Second Mr. Fernandes. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mrs. Oakley, Mr. Sigal, Mr. O'Neil, Mr. Hornsby, Mr. Fernandes.

Motion to continue February 23rd, 2021, for the Site Plan Modification vote made by Mr. Hornsby, 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 23rd, 2021 meeting made by Mr. Fernandes, Second Mr. Sigal. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mrs. Oakley, Mr. Sigal, Mr. O'Neil, Mr. Hornsby, Mr. Fernandes.

SP-494: 0 Rear Eddy Street. Application for a Special Permit for a common driveway, duplexes, and development in Wetland Protection District. Owner/Applicant: Sharlene Widak-Smith. Continued from July 14, 2020, July 28, August 25, 2020, September 15, 2020, September 29, 2020, October 6, 2020, October 27, 2020, November 17, 2020, December 1, 2020, December 15, 2020 and January 5, 2021. Applicant is seeking a continuance to February 23, 2021.

Motion to continue to the February 23rd, 2021 meeting made by Mr. Hornsby, Second Mrs. Oakley. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mrs. Oakley, Mr. Sigal, Mr. O'Neil, Mr. Hornsby, Mr. Fernandes.

Adjournment

Motion to adjourn at 8:24pm made by Mrs. Oakley, Second Mr. Hornsby. 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. Europe