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NORTON PLANNING BOARD MEETING MINUTES OF February 23, 2021

The Planning Board Meeting of February 23, 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.

Minutes

January 19th- **Motion to approve with conditions made by Mrs. Oakley, Second Mr. Bichan. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mrs. Oakley, Mr. Sigal, Mr. O'Neil, Mr. Hornsby. Absent Mr. Fernandes. (6-0-1)**

February 2nd- **Motion to approve 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. (7-0)**

ANR ENDORSEMENT-(6406)-57 Bay Road, Owner/Applicant: William Lysko

Mr. Paul Brodmerkle present to represent the applicant and provides background on the application.

- Creating two lots, currently one home lot
- There is currently a house on the lot
- Joining rear lot with a lot in the back of this one, in order to get the correct lot size

Mr. Fernandes motions to endorse the ANR subject to the changes on the Mylar, Mr. Fernandes, and 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, January 19, 2021 and February 2, 2021. Public hearing closed on February 2, 2021

The board reviews the conditions of the Special Permit, and discusses items for changes.

They also discuss the need for conditions for the Special Permit.

Motion to strike the first sentence in #5 in prior to occupancy, made by Mrs. Oakley, Second Mr. Fernandes. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mrs. Oakley, Mr. Sigal, Mr. O'Neil, Mr. Hornsby, Mr. Fernandes.

Motion to approve the Special Permit to allow any use that renders impervious more than 15% or 2,500 sf, whatever is greater, within the Water Resource Protection District, made by Mr. Fernandes, and second by Mr. Hornsby. Yes, Mr. Griffin, Mr. Bichan, Mrs. Oakley, Mr. Sigal, Mr. O'Neil, Mr. Hornsby, Mr. Fernandes.

Motion to approve Special Permit application to allow a gas station within Zone III of the Water Resource Protection District, made by Mr. Fernandes, and second by Mr. Hornsby. Discussion. Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mrs. Oakley, Mr. Sigal, Mr. O'Neil, Mr. Hornsby, Mr. Fernandes.

Motion to approve the Site Plan as required under Article XV – Site Plan Approval, Section 15.3.2 Applicability – Non-residential use 2,500 s.f. or more of floor space or ten or more parking spaces, the Site Plan titled “Site Plan Cumberland Farms, 60 West Main Street, Assessors Map 22, Lot 157, Norton, Massachusetts” revised through February 8, 2021, prepared by Farland Corp and revised to incorporate conditions of approval as stated above, as follows 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.

SP-7694: 312 Taunton Avenue. Application for Site Plan Approval for a 5,655 sf accessory structure. Owner: SGIA Bridge Loan Venture IV REO, LLC. Applicant: Robert Sullivan. Application must be continued to March 9, 2021 due to a noticing error.

Application must be continued to March 9, 2021 due to a noticing error.

Motion to continue made by Mr. Bichan, 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, December 15, 2020, January 5, 2021, January 19, 2021 and February 2, 2021.

Applicant is seeking a continuance to March 9, 2021.

Motion to continue to the March 9, 2021 meeting made by Mr. Bichan, Second Mrs. Oakley. 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, January 5, 2021, and February 2, 2021.

Applicant is seeking a continuance to March 9, 2021.
An abutter has submitted a letter of concern to the board.

**Motion to continue to the March 9, 2021 meeting made by Mr. Sigal, Second Mr. Bichan.
Roll Call- Yes, Mr. Griffin, Mr. Bichan, Mrs. Oakley, Mr. Sigal, Mr. O'Neil, Mr. Hornsby,
Mr. Fernandes.**

General Business

Mr. DiGiuseppe, Director of Planning and Economic Development gives the board a few updates:

- 2 Spots will be opening on the planning board as 2 members chose not to file paperwork
- The Fairland Farm court decision
- 3 Zoning by-law articles going to Town meeting and that they will be on the upcoming meeting
- Grant Received

Adjournment

**Motion to adjourn at 8:25pm 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.**

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

Minutes Approved on: 3/23/2021

Signature Paul DiGiuseppe