



RECEIVED
NORTON TOWN CLERK

2022 MAR 23 AM 9:21

NORTON PLANNING BOARD MEETING
MINUTES OF MAY 11, 2021

The Planning Board Meeting of May 11, 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, Mr. Steve Hornsby, Mr. Wayne Graf, Mrs. Julie Oakley, Mr. Kevin O'Neil, Mr. Allen Bouley 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.

Planning Board Business & Policies

Bills and Warrants

SRPEDD bill for writing up the Norton Master Plan was passed in by Mr. DiGiuseppe. An open house talking about the Master Plan will be held later on in month and the draft will be sent to the Planning Board. Mr. O'Neil asks what Oage is on the bill. Mrs. Oakley and Mr. DiGiuseppe state it is Overhead time which is an overhead rate that goes on the hours. Mr. O'Neil asks what happens if they exceed the grant amount of 60,000 dollars. Mr. DiGiuseppe states there are three different funding sources which gives the Planning Board enough wiggle room to hopefully not go over budget and any leftover grant money could go back to the town for other planning initiatives.

Approval of Minutes

April 6, 2021 and April 27, 2021 minutes were passed in for approval.

Motion to approve the minutes of April 6, 2021 was made by Mrs. Oakley and seconded by Mr. Hornsby. Roll Call; Mrs. Oakley Yes, Mr. Hornsby Yes, Mr. O'Neil Yes, Mr. Bichan Yes, and Mr. Griffin Yes.

Mr. Hornsby points out the adjournment from the April 27 meeting has Mr. Oren Signal, a former member of the Planning Board motioning to adjourn at the same time on both minutes. Mr. Graf notes the minutes opening is the same as well with two former Planning Board members still listed as on the Board.

Motion to approve the minutes with clerical changes was made by Mrs. Oakley and seconded by Mr. Graf. Roll Call; Mr. Graf Yes, Mrs. Oakley Yes, Mr. Hornsby Yes, Mr. O'Neil Yes, Mr. Bouley Yes, Mr. Bichan Yes, and Mr. Griffin Yes.

SP-9414: 242 Mansfield Avenue. Application for Site Plan Approval and Special Permits for a Marijuana Establishment and 25 or more parking spaces. Owner: Nicolos Vassilios. Applicant: Solar Retail Norton, LLC. Applicant seeks to build a 3,700-sf marijuana retail dispensary with 54 parking spaces.

Mr. Steward Clark is present from Green Seal Environmental who is the site designer for the project. They are looking for a special permit and site plan review to operate a marijuana dispensary at 242 Mansfield Ave and to have a parking lot with over 25 parking spaces. The property was an existing site which was the Norton minigolf ice cream business by the Mansfield town line near the Xfinity Center. The property contains 1.39 acres, there is an existing building already there with paved parking and additional parking for the Xfinity Center as another means to make money. The property is in the commercial zone and falls in the marijuana overlay district. The parcel has both town water and sewer. It is bordered by Cumberland Farms, New England Ice Cream, Norton Estates, and Mansfield Ave. Removal of the existing structure and parking area is planned to regrade the site to lower them. 102 feet in the back to about 90 in the front which is about a ten-foot slope which is not ideal. All the pre-existing lighting will be removed and new lighting will be put in as the old lighting might not comply with the town ordinances and the stormwater policy. The Stormwater Plan would help take the water off of the parking lot and will be treated to deep sumps and catch basins. They would remove sediment and oils as a pre-treatment then going to an offline oil grit separator which is a best management practice recognized by the DEP. For final disposal they are going to infiltrate on site, the site doesn't have an inadequate outlet to release it on the surface so they'll go and infiltrate it all on 72 chambers that are about 42 inches high and seven feet long. The roof runoff will be a direct infiltration into similar chambers but treatment does not have to be provided to it because it is not coming off the parking lot surface. They will have a robust planting schedule that will use some of the boulders on the site that will be used as accent boulders. The planting schedule will be had to beautify the site and proposed is canopy trees and shrubs on the site both native and ornamental which would provide some wildlife function. The lighting is proposed is LED lighting which is the standard in the industry as it consumes less energy and puts off a bright light. On the revised plan there will be no off-site glare over the .1 Lumens at the property line. They are looking for a clean modern look.

Mr. Andre Arzumanvan and his team are looking to get the building to be sustainable and efficient and are still exploring the final materials to be used. Most likely the materials that will be used are going to focus on the most sustainable and efficient materials for this building. The floor layout is shown and the customer flow from the door to the register is shown. The security check-in desk is by the door where they will check their IDs to show their age then they will be buzzed into the main retail floor which approximately is 1100 square feet that is accessible to the public. The checkout counter will be at the back wall and there will be about six sales terminals for customer use and will then go out a second door to the outside. The remaining 2500 square feet of the building will be the supporting function of the business. The building is slit up into three levels of access the general area, the section where you would have to show identification

and would be buzzed in, and finally a section that would need a badge to get in. Security is a closed-circuit television surveillance and will be coupled with alarm coverage throughout the building. Entry alarms on the glass and on-site security personal during operating hours. Day-to-Day operations will follow a strict transportation and delivery procedures for all product deliveries and will be following a well-established crowd and traffic control measures to ensure a smooth flow of both customer and vehicle traffic on the premises. They will be working closely with the Police Department to establish protocols and the Norton Police Department will have access to their video surveillance feed for the premises.

Mr. Patrick Brennan from Amory Engineering had reviewed the project. The plans had addressed the majority of the comments that were made. Another letter was written and the only outstanding concern is some additional soil testing of the area of the large subsurface immigration system that was taking the runoff of the parking lot. With the initial test they were only able to go over nine feet and that was about elevation 113.3 feet and the bottom of the system is 113 feet. So, they will need to get another two feet to verify they have adequate separation ground water. The post development runoff would be less than existing conditions for each of the design stones both in rate and volume of the runoff and the majority of the stormwater would recharge back into the ground. When doing the path analysis for the fire department apparatus they did widen the traffic aisle closest to Mansfield Ave. which they made two feet wider. The Stormwater being able to hold five inches is above the minimum one inch required in the Norton bylaw. Mr. Brennan recommends if the applicant is unable to get the soil done by the time it closes its public hearing a condition should be added to have the soil tested at the initial stages. Mr. Griffin asks to confirm that McMahon and Associates had done the initial traffic review and the board is still waiting for the peer review of that. Mr. Brennan confirms that. Mr. Clark is confident that they can reach it and wasn't able to at the time with the machine they had. Mr. Griffin asks what Mr. Clark wants to do with the soil concern. Mr. Clark states he would like to have the soil be a condition. Mr. Clark mentions that the board had wanted to have them include the two 40Bs in the traffic study. Mrs. Oakley asks what they did for fencing on the site, is the white fence in the back going to remain. Mr. Clark states it will remain, in the front the chain link fence will be removed, the fence facing Cumberland Farms will remain, and they will add a timber guard rail where it gets steep. Mrs. Oakley asks about the signage as she couldn't find any in the plans and if they planned on adding any. Mr. Clark states they will have signage on the building mounted on the East and South sides which faces the parking lots. There is also an existing sign that the applicant would like to renovate. Mrs. Oakley asks what the hours of operation are. Mr. Arzumanvan states in the application they are set at seven days a week 9am to 10pm and will seek local police help with traffic and will edit it if necessary. That way they close before the concerts get out from the Xfinity Center. Mrs. Oakley asks how many employees will. Mr. Clark states that there will be 40 employees and that there will only be 24-30 employees on the site at a time. Mr. Griffin states that with the information presented that the project is not within the jurisdiction of the Conservation Commission.

Motion to continue the hearing to May 25, 2021 was motioned by Mrs. Oakley and seconded by Mr. Bichan. Roll Call; Mr. Bichan Yes, Mr. Bouley Yes, Mr. Hornsby Yes, Mr. O'Neil Yes, and Mr. Griffin Yes.

General Business

Mr. DiGiuseppe states he is working with Town Manager, Michael Yunits to see if other boards are meeting in person. Mrs. Oakley asks if there are any boards meeting in person. Mr. DiGiuseppe believes the Accessor's Board has met before in person. Mr. DiGiuseppe states that there is space in the Norton Media Center and Norton Library to host a hybrid meeting. Mr. Griffin asks what a hybrid meeting would be like. Mr. DiGiuseppe states it would be a meeting where the board would meet in person and the public would have the option to participate in person or online. Mr. O'Neil states hybrids are an easier way to show people the proposed plans over Zoom. Mr. DiGiuseppe asks the board what they would prefer paper or bring in an electronic with the information.

Mr. Griffin recaps the Norton Town Meeting from May 8, 2021 which included a new Town Hall will be built and Planning Board's 3 articles; one is marijuana updates which was approved, second is change in zoning from across Blue Star with Mass DOT which was also approved, and White Street was not approved. Mr. DiGiuseppe states the Attorney General will have to look over the zoning bylaw and will review it and approve it. Mr. DiGiuseppe states that the bylaw and rezoning is still in effect but subject to the attorney general approving it and additionally the Village Center Core's new language and rezoning. Mr. O'Neil asks if anyone has influence to be able to explain to the Attorney General that there is development at the Village Center Core area. Mr. DiGiuseppe passed it to Town Council about it. Mr. DiGiuseppe is going to ask Town Manager, Michael Yunits to see if there is anything else they can do.

Adjournment

The motion to adjourn the May 11, 2021 meeting was done by Mrs. Oakley and seconded by Mr. Bouley. Roll Call Mr. Graf Yes, Mr. Hornsby Yes, Mrs. Oakley Yes, Mr. O'Neil Yes, Mr. Bouley Yes, Mr. Bichan Yes, and Mr. Griffin Yes. The Motion Passes. The Planning board Meeting from May 11, 2021 was adjourned at 8:18pm.

Minutes prepared and submitted by Bryan Carmichael, Department of Planning and Economic Development Administrative Assistant.

Minutes Approved on: 3/22/22

Signature Paul DiGiuseppe