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NORTON PLANNING BOARD MEETING
MINUTES OF JUNE 8, 2021

The Planning Board Meeting of June 8, 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. Wayne Graf, Julie Oakley, Mr. Alan Bouley and Mr. Scott Bichan. Also in attendance was Planning Director, 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.

Call to Order

REVIEW OF FINDINGS AND CONDITIONS AND EXECUTION OF DECISION

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. Public hearing closed on May 25, 2021

Mr. Griffin informs the board they have the decision given to them by Mr. DiGiuseppe. Mr. Griffin was looking to add to the decision is a plan for what the owner of the Marijuana establishment will do during a Xfinity Center event and to submit those plans to the fire and police departments. Mrs. Oakley suggests adding no parking during events as one of their conditions. Mr. Bouley asks if they will change any operating procedures. Mr. Griffin replies that the only operational change is that they may add some security during event days. Mr. Griffin read aloud the decision.

Mrs. Oakley motions the approval of the addition and seconded by Mr. Bichan. Roll Call Mr. Graf Yes, Mr. Bichan Yes, Mrs. Oakley Yes, Mr. Bouley Yes, and Mr. Griffin Yes. Motion passes.

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, February 2, 2021, February 23, 2021, March 23, 2021, April 6, 2021, & April 27, 2021.

Mr. Matthew Costa is present. The Conservation Commission is scheduled to hear the update next week. Mr. Costa asks if they will be able to give an opinion on the application. Mr. Griffin states the application isn't far enough along to get a proper closing of Public Hearing. Mr. Costa is informed by Mr. Griffin that he will be able to voice his opinion on the application next meeting and confirms that the board had received his letter of opposition. Mr. Bichan voices his concern of continuing the matter without a formal continuance from the applicant.

Mr. Sam Widak the applicant joins the Zoom call. Mr. Widak explains to the board that he planned to go to the meeting with Conservation to determine the direction they will ask them to go in so a final plan could be submitted to the Planning Board for review. This part of the plan is the stormwater review that they are trying to put together for the board. The consultant in charge of it will do soil evaluations and it will be taking place in the following week or two. Which then will be written up and given to the Conservation Commission and after edits will be presented to the Planning Board as a Final Plan. Mr. Griffin informs Mr. Widak that two members of the board had left since the application had been placed and states that five members are able to vote on the site plan and five votes are needed to approve the plan.

Mr. Costa goes through his letter stating that they are requesting the board ask to get a variance for frontage as the duplexes wouldn't have enough space on Taunton Ave. Mr. Costa states the duplexes individually do not have the frontage and would have to make a common driveway which would have to be considered a road. Which does not have the required frontage for being on Taunton Ave. Mr. Costa suggests the applicant reconfigures the plan and that it should be a subdivision which would be less than what Mr. Widak is proposing. Mr. Widak notes that there are several properties in the town of Norton that have common driveways through wetlands and guard rails to access the buildable portions of the property on Route 140.

Motion to continue the application to the July 13, 2021 meeting was made by Mr. Bichan and seconded by Mrs. Oakley. Roll Call Mr. Graf abstain, Mr. Bichan Yes, Mrs. Oakley Yes, Mr. Bouley Yes, and Mr. Griffin Yes. Motion passes 4 – 1 – 0.

General Business

Mr. Griffin informs the board in-person meetings may start back up as the expiration for the Governor's state of emergency and hybrids will start up. Mr. DiGiuseppe wants the board to let him know which method they would prefer. Mr. Griffin also would like the two absent members to be informed of this. Mr. Bouley suggests having the applicant display their plans so the board doesn't have to have Mr. DiGiuseppe display the application on his screen. Mr. Griffin wants to look into the Norton Media Center's Wi-Fi. Mr. DiGiuseppe states there should be Wi-Fi available for members of the board and public. Mr. DiGiuseppe notes there is nothing on the agenda for next meeting and will most likely either not have the meeting for June 22, 2021 or talk about the Master Plan.

Adjournment

The motion to adjourn the June 8, 2021 meeting was done by Mr. Bouley and seconded by Mr. Graf. Roll call; Mr. Graf Yes, Mr. Bichan Yes, Mrs. Oakley Yes, Mr. Bouley Yes, and

Mr. Griffin Yes. Motion passes. The Planning board Meeting from June 8, 2021 was adjourned at 8:10pm.

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

Minutes Approved on: 3/8/22

Signature Paul D. Griffin