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NORTON PLANNING BOARD MEETING
MINUTES OF OCTOBER 5, 2021

The Planning Board Meeting of October 5, 2021 was called to order at the Norton Public Library Community Room via Hybrid Participation on ZOOM and in person at 7:15 p.m. by Mr. Timothy Griffin, Chairman. Members present were, Mr. Allen Bouley, Mr. Wayne Graf, Mrs. Julie Oakley, and Mr. Scott Bichan. Mr. Kevin O'Neil participated remotely via ZOOM also in attendance was Paul DiGiuseppe. Steven Hornsby arrived remotely via ZOOM at 7:40 pm.

Mr. Griffin explained what a Hybrid meeting was and how it was going to be used in this meeting.

Bills: Approval of Verizon Bill was requested. Bill was signed by Mr. Griffin.

ANR ENDORSEMENT-(11831)-15 Leonard Street- Owner/Applicant: Condyne Construct

Applicant is seeking to subdivide existing lot 3A into new Parcel A and Lot 2 and add them to Lot 1 and eliminate Lot 2. Parcel B is proposed to be added to Lot 4A

The Endorsement was motioned by Mrs. Oakley and seconded by Mr. Graf. Roll call: Mr. Griffin-yes, Mrs. Oakley-yes, Mr. Bichan-yes, Mr. O'Neil-yes, Mr. Bouley-yes, Mr. Graf-yes. Mr. Hornsby-not present. Motion passes.

ANR ENDORSEMENT-(11830)-40 Leonard Street- Owner/Applicant: Condyne Construct

Applicant is seeking to subdivide parcels that will be donated to the Town in relation to the widening of Leonard Street. Parcel B is proposed to be subdivided from Lot 7A and Parcel C is proposed to be subdivided from Lot 25.

The Endorsement was motioned by Mrs. Oakley and seconded by Mr. Graf. Roll Call Mr. Griffin-yes, Ms. Oakley-yes, Mr. Bichan-yes, Mr. O'Neil-yes, Mr. Bouley-yes, Mr. Graf-yes. Mr. Hornsby-not present. Motion passes.

SP-11449: 0 Leonard St (Blue Star Business Park, Phase II). Application for a Definitive Subdivision Plan within Industrial zoning, Owner/Applicant: Condyne Capital Partners

SP-11450 and SP-11451: 0 Leonard St (Blue Star Business Park, Phase II). Application for Special Permits and Site Plan for an approximately 200,000 sf warehouse and a 60,000 sf warehouse within Industrial zoning, Owner/Applicant: Condyne Capital Partners.

Special Permits needed for a building over 10,000sf, Water Resource Protection District and Floodplain District.

Mr. Brandon Carr, DiPrete Engineering, spoke on the edited version of the site plans for screening the adjacent neighborhood Mr. Carr also talked about was an emergency access area including the proposed screening along Janet Street. Existing vegetation between the property and neighborhood will remain. A sound barrier is also proposed to protect the residence of Janet Street. The berm will stand 10 feet tall with vegetation planted on the berm that could get as tall as 15 to 25 feet tall that would screen several properties where the existing vegetation is deficient. Mr. Jeff O'Neil, Condyne Capital, stated there could be up to 128 employees over two shifts the retail store will be by appointment which will control the flow of traffic. Hours of operation is expected to be from 6:00 am to 6:00 pm. The Water and Sewer Department has asked for a looped watermain. Mr. Bouley stated it looked as though buffering could be extended at the emergency exist. Paul DiGiuseppe asked if the emergency exit gate could be taller.

Mr. Francisco Lovera, the traffic peer review engineer from McMahon Associates spoke about the traffic impacts. He concurred with the applicant's findings that the number of trips is projected to be less than the 2018 MEPA application. He requested additional information about traffic controls as well as ease of access for truck movements. He also identified inconsistencies within the application for traffic generation.

Mr. Stan Stanish, stormwater engineer peer reviewer from Horsley Witten generally supported the stormwater plan but noted a few areas for clarification including the data modelling. He also recommends the Applicant provide additional stabilization to confirm that if the stormwater practices overflow, erosion will not occur within the wetland areas. Second, the Applicant should confirm the site as a whole reduces runoff for all storm events by providing the flow offsite at one point to clearly show peak reduction as it is assumed that all design points end up going to the Canoe River. Additionally, the Applicant should provide additional infiltration testing information for the test pit locations or using the lower 'A' soil infiltration rate.

Mr. DiGiuseppe confirmed Horsley Witten is the peer reviewer for the Conservation Commission and that the new Conservation Director starts on the 12th of October.

Public Comments

- Could the Building 9 be moved at an angle away from Janet Street, reduced in size or broken up into multiple smaller buildings?
- Peer Review for impacts to neighborhood including property values
- Trees in Winter might not make a big enough barrier
- How would outside forces affect traffic
- Type of sewage system
- Potential for flooding from the development

The members of the public that spoke were; Steve Novak of 2 Janet Street, John Curtin of 7 Janet Street, Donna Andreasen of 5 Janet Street, Frank Bettencourt of 10 Janet Street, Oren Sigal of 28 Coddington Road, Joanne Curtin of 7 Janet Street, and Thomas Mandosa of 101 Burt Street. For the full public discussion, please view the video at Norton Media Center's YouTube page.

Condyne responded that they reviewed multiple options for building configuration and size and that the proposed project best meets environmental regulations and Yale Appliance's needs. Also, traffic will be spread out throughout the day rather than concentrated during peak hours. Also, the buildings will be served by sewer.

The Planning Board motioned for a continuance to the October 19th meeting. The motion was made by Mrs. Oakley and seconded by Mr. Hornsby. Roll call: Mr. Griffin-yes, Ms. Oakley-yes, Mr. Bichan-yes, Mr. O'Neil-yes, Mr. Bouley-yes, Mr. Graf-yes. Mr. Hornsby-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, June 8, 2021 & July 13, 2021. Applicant is seeking a continuance to October 19th.

Applicant asked for Continuation for the October 19th meeting. The motion was made by Mr. Bichan and seconded by Mr. Graf. Roll Call: Mr. Griffin-yes, Ms. Oakley-yes, Mr. Bichan-yes, Mr. O'Neil-yes, Mr. Bouley-yes, Mr. Graf-yes. Mr. Hornsby-yes. Motion passes.

Upcoming Town Meeting Warrant: Finance Appointment Committee

Mr. Paul DiGiuseppe, leads the discussion with the assistance of Town Director Michael Yunits to discuss a Finance Appointment Committee. This Warrant would change the method of appointment to the Finance Committee from the Town Moderator to a Finance Appointment Committee. This Committee would be comprised of the Town Moderator and a member from the Select Board, Planning Board, School Board and Board of Assessors. The Board was in general support of the proposal.

Discussion: Potential Pine Street Cluster Development

Mr. Bob Forbes spoke on the protentional project. The location of this cluster abuts the rail trail. The site contains wetlands and vernal pools. Mr. Forbes states the project would have two new streets that would need to be accepted by the Town. They will also set aside open space to meet or exceed bylaw requirements. The project will ensure safe line of sight along Pine Street. The project isn't far enough along for looking into the possibility of a sewer line. The Board gave opinions that new housing would be good in the town of Norton. They discussed that they would have to work with the Conservation Commission to make sure the site is not in a flood zone.

Adjournment

The motion to adjourn the October 5, 2021 meeting was done by Mrs. Oakley and seconded by Mr. Graf. Roll call. Mr. Griffin-yes, Ms. Oakley-yes, Mr. Bichan-yes, Mr. O'Neil-yes, Mr. Bouley-yes, Mr. Graf-yes. Mr. Hornsby-yes. Motion passes. The Planning board Meeting from October 5, 2021 was adjourned at 9:45pm.

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

Minutes Approved on: 10/19/21

Signature Paul D. Trisep