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NORTON PLANNING BOARD MEETING
MINUTES OF NOVEMBER 30, 2021

The Planning Board Meeting of November 30, 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, and Mrs. Julie Oakley. Mr. Kevin O'Neil participated remotely via ZOOM. Steve Hornsby was absent from the meeting. Also, in attendance was Planning Director Paul DiGiuseppe and Administrative Assistant Bryan Carmichael.

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

General Business

Bills & Warrants – Verizon bill was presented and signed off by the board.

Minutes – Amended Minutes were presented from the October 19, 2021.

Motion to approve the amended minutes was motioned by Mrs. Oakley and seconded by Mr. Graf. Roll Call; Mrs. Oakley Yes, Mr. Graf Yes, Mr. Bouley Yes, Mr. O'Neil Yes, and Mr. Griffin Yes.

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. Jeff O'Neil and Mr. Carr are present to talk about the project. Mr. Jeff O'Neil starts by bringing up the 4.6 Norton zoning by-law going through the concerns brought up by it including the construction dust by sweeping the parking lot twice a year, there will be a gravel access driveway and street sweeping as they enter the streets which would be on Leonard Street, soil erosion and sediment in place for the trucks, there will be no glare as the building facing the abutters will be made of concrete with a gray and dark gray paint, all lights are twenty feet in height, dark skies are mandatory, two tones that will help blend, no odors or smoke will be emitted as the building will not be industrial, noise has been discussed before near concrete wall of the back building is ten inches thick 8 inches of concrete separated into two by 2 inches of insulation, sound rating for the building walls exceed the 50-60 STC level and sound barrier walls 32-36 STC ratings, the generator is going to be on the front of the building, and agreed

with the tenant to move the trash compactors to the front of the building and will be placed next to the generator. A sound study was conducted on the edge of Janet Street and measured between the 19th of November to the 22nd of November. They measured dBA daytime on weekdays at 43 and at night 36 and for weekends the daytime is 37 and at nights it is 35. Mass law prohibits the noise to go over the dBA plus 10. When measuring the high background noise was coming from the 495-highway traffic and the sound engineer had factored in the estimated noise level of the building and the surrounding area. They measured the two-house recitals on Janet Street and the end of the street at six sites. The results of the testing have the dBAs be 30, 32, 33, 33, 28, and 30 none of which exceeded the Mass Criteria and would decrease the amount of noise that is already at the site. They have asphalt paving and gravel below the roadways to prevent vibrations from impacting the abutters. There should be no electrical interference from Verizon and Comcast as they are connected to the building. There should be no air and water pollution as there is no processing happening in Building 9. No hazardous process so no risk of explosion either by something combustible or radioactive. In the case of a fire the building will have a sprinkler system and will remain up to code with fire regulations. The hours of operations of construction have been modified to 7am to 5pm Monday through Saturday and the hours for Daylight Savings are Monday through Friday 6:30am to 5pm and 7am to 5pm on Saturday. If the hours need to be adjusted, they will contact the building inspector and will negotiate the hours. The only time this would happen would be when they have a concrete pour and have 20 – 30 trucks that have to make sure the pour gets in within the day. They have met with the abutter, John Curtin and will install a fence of his choosing onto his property, there will be additional plantings at the base of the berm that is closest to his house. A little further up there is some two feet to five-foot berm plants along the property line will remain. This berm will be able to help with drainage and help prevent flooding onto the property. Shadow Study does not include the tree line went through all four seasons to show the location of the shadow. The pine trees over on the Curtin's property range from 95 to 110 feet tall and the maple trees below them are from 55 to 65 feet tall and below that is a mixture of heavy brush pines and saplings. With the trees the shadow will not enter the property and there are no plans to remove the trees off the property. Mr. Griffin asks if this information has been submitted to Horsley Witten for review. Mr. Jeff O'Neil confirms it already has except for the sound study as there wasn't enough time to have them review it. Mr. Graf asks to have the fence that will be on the Curtin's property to be put into the report. Mr. Curtin confirms with his email from September that he would still like to have an eight-foot fence.

Mr. Carr states that they have responded to Horsley Witten's second review letters most of the comments were related to Stormwater and the wetlands. The Conservation Commission had met with Condyne to discuss the issues brought up by Horsley Witten and had the Public Hearing closed with the revised landscaping plans presented. Mr. Carr looks over the comments the first six had to do with stormwater calculations, the seventh comment was for a potential well for irrigation and on the plan, there is now a potential well location between the two buildings which would need to be permitted through the board of health, another comment was for fire hydrant placement, circulation, and the water main. They have met with the Water and Fire Departments and showed them the plans. Hydrants have been added after the meeting with the Fire Department, there are four proposed hydrants one at the entrance of the parking lot off of the proposed street, second is in the parking area by the bottom left corner of Building 9, and the last two are around the cul-de-sac both within 100 feet of each building's utility room. Truck

circulation for Building 12 has been revised so it can show trucks backing in to the dumpster area in the southmost section of the back of the building. Mrs. Oakley asks if it they ran an auto turn. Mr. Carr confirms it is and Mr. DiGiuseppe adds that it is on one of the site plans. Mr. Griffin asks if there will be plans for a fire hydrant in the back of Building 9. Mr. Carr states there will not be as there is a pre-existing hydrant close to the fire access gate on Janet Street that will be moved six feet closer to the building. Snow management was discussed with the Department of Public Works director who proposed signage out by the gate to not block the entrance and will be able to put snow from Janet Street in a location where it will not impact the neighbors or block the fire exit. The Business Park has to take care of snow on their side of the property. The landscaping plans were worked on with Conservation to swap out a few species of plant along the roadway and the berm to have some more native plants. The Juniper trees were switched out as they get too tall for the berm at 70 - 80 feet tall with a smaller type of Juniper that grows to the 20 - 30-foot range. Four Waiver requests have been identified during the review the first is Town Subdivision guidelines which is a non-residential variation of it that requires three feet of cover over a drainage pipe which will be used in the back of the building with the roof drain pipes that cross under the emergency access road which range from 1 ½ to 2 feet of coverage which is within the manufacturer's recommendations. Mr. Griffin asks if they cross the access road. Mr. Carr concurs and adds that the pipes lead into the pond. The second waiver is for dead end street length, the requirement in article 5 section 5.4d requires dead end streets to be less than a thousand feet in length and the proposed road to the cul-de-sac is approximately a little under 2400 feet. The last two waivers are related to landscaping the first is from section 175-18.5 which requires a buffer strip which requires one street tree for every 30 linear feet of street frontage which is met, which also requires three shrubs for every 100 square feet of buffer area which is seen as more necessary for a public road and that there would be too many shrubs for an industry area. The other landscaping waiver is about the parking lot exterior in section 175-18 which requires the permitter of the lot to have deciduous street trees every thirty feet which would not be met in the truck court area which would have trees that would face the woods. Condyne had made a property value analysis and amended Appendix A to correct the truck court description. Mr. Griffin asks if Horsley Witten has been able to review all of the comments. Mr. Carr is uncertain how far they have gotten with the comments. The revised perspectives were made that reflects the current changes including the sound walls, the plantings against the sound walls, swerving the road so it isn't visible to the abutters, and the trees that are in place were shown in the rendering. Mr. Graf asks why Condyne didn't take Horsley Witten's advice on monitoring the trees for four years instead of two. Mr. Carr states that they proposed two years as it was the industry standard. Mr. Jeff O'Neil states that they will also have to have growing seasons for the Conservation Commission which Mr. Jeff O'Neil believes there are two growing seasons. Mrs. Oakley asks if there are no changes to the sound wall even with the compactor change. Mr. Carr confirms that there is no change to the sound wall plans.

Mr. Steve Stanish from Horsley Witten speaks on the Horsley Witten review. Mr. Stanish has looked at the site review and the Stormwater review and the comments as to how the concerns were addressed in the submittal as well as looking at the wetlands review. The outstanding concerns have been addressed, there are a few comments that Mr. Stanish would like verification on that were submitted but are very minor. The minor verifications are a resubmittal of a plan connection table for the best stabilization one or two front end sections are missing, the lighting schedule on the common site plan and would like to have a note for the lighting times of the

buildings, and on the wetland review there are one or two discrepancies on the layout compared to the schedule.

Mr. Steve Novak of 2 Janet Street wanted to know about the tier approach and if that is still going to happen. Mr. Stanish recalls hearing the comment before at the Conservation Commission hearings regarding the plantings section of this and they are referring to a specific species that are on top of the berm as well as well as the back and how they're going to provide the adequate amount of foliage and provide good cover in that area. Mr. Novak asks about the progression of the plants and if they can coexist. Mr. Stanish states that is something the reviewers at Horsley Witten are already looking into to prevent overcrowding.

Mr. John Curtin of 7 Janet Street asks about the pictures of the building with the trees in all four seasons. Mr. Griffin states it was in the Shadow Study that showed all four seasons and estimated the shadow at different times of the day without trees shown on the study. Mr. Curtin asks if the review with trees will show rendered pictures as well or will it just be a written report. Mr. Griffin states it will be the review but with trees and does not believe it will be a rendering of the shadows with the trees. Mr. Carr explains the shadow study indicating the lightest grey area is below 10% visibility which would be blocked by the trees, there is no elevation on the study, there is no topography, and if possible, add they will add the trees to the shadow study. Mrs. Oakley states that this will go to Horsley Witten for review and will get feedback for it.

Mr. John Macquown from 105 Burt Street asks if the project will purchase plants from local vendors for the project. Mr. Jeff O'Neil responds that the landscaper they hired is from Norton and had previously done Buildings 4 and 5, works in Norton, and used on own some of the parcels that are in Blue Star Business Park.

Mr. Novak asks who in Town would be able to determine the immediate property values of the area as well as property taxes. Mr. Griffin and Mr. DiGiuseppe state it would be the Accessor's Office. Mr. Novak asks if he would have to have the Planning Board go and ask them or if he could ask himself. Mr. Griffin states he will talk to Mr. Novak after the meeting on the matter.

Mr. Curtin brings up the Norton by-law article 5 section 4.6 stating that some of the parts of the bylaw might not be fully resolved such as dirt & dust from trucks, the noise factor from the entire industrial park might be bigger than on the noise study, and vibrations of trucks will be felt.

Mr. Griffin states that Horsley Witten has not reviewed everything and wants to make sure that they can review everything by the next meeting December 14, 2021. Mr. DiGiuseppe states that their contract states they have to review it within 14 days.

Motion to continue the public hearing to December 14, 2021 was made by Mrs. Oakley and seconded by Mr. Graf. Roll Call; Mrs. Oakley Yes, Mr. Graf Yes, Mr. Bouley Yes, Mr. O'Neil Yes, and Mr. Griffin Yes.

Business and Policies

Mylar for Leonard Street is signed passed in and signed. Mr. Griffin asks if there is any update for the joint meeting with the Select Board. Mr. DiGiuseppe states there has been no interested member that wants to join the Planning Board at this time. Mr. Griffin suggests making more of an outreach for the Town. Mr. DiGiuseppe states he will speak with the Town Clerk. Mr. Griffin asks about Mr. DiGiuseppe's videos on local businesses. Mr. DiGiuseppe explains that he has started an initiative to promote the local businesses and help coordinate with them. West Main Street Parking Management study will be completed by June. A grant for Reed and Barton phase 2 to look for contamination has been granted will look to see how contaminated the whole site is and will determine for developers what the risks might be set to finish at the end of Summer 2022. Special Permit for Marijuana delivery services has not gotten a preliminary approval from the Cannabis Control Commission but they have passed in the plans to Permittees.

Adjournment

The motion to adjourn the November 30, 2021 meeting was done by Mrs. Oakley and seconded by Mr. Graf. Roll Call; Mrs. Oakley Yes, Mr. Graf Yes, Mr. Bouley Yes, Mr. O'Neil Yes, and Mr. Griffin Yes. Motion passes. The Planning board Meeting from November 30, 2021 was adjourned at 8:28pm.

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

Minutes Approved on: 10/14/21

Signature 