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NORTON PLANNING BOARD MEETING  
MINUTES OF April 12, 2022

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The Planning Board Meeting of April 12, 2022 was called to order on ZOOM at 7:15 p.m. by Mr. Timothy Griffin, Chairman. Members present were Mr. Allen Bouley, Mr. Steve Hornsby, Mr. Wayne Graf, Mrs. Julie Oakley, and Mr. Kevin O'Neil participated remotely via ZOOM. Also, in attendance was Planning Director Paul DiGiuseppe and Administrative Assistant Bryan Carmichael.

**General Business**

**Minutes** – The minutes presented were from March 22.

**Mr. Hornsby motions to approve the March 22 minutes and is seconded by Mrs. Oakley. Roll Call; Mr. Graf Yes, Mr. Bouley Yes, Mrs. Oakley Yes, Mr. Hornsby Yes, Mr. O'Neil Yes, and Mr. Griffin Yes.**

**Public Hearing**

**Proposed amendments to Zoning Bylaw Articles 175-2.2 (Definitions); 175-4.4 (Commercial Uses); 175-4.5 (Industrial Uses); 175-6.2 Table of Dimensional Requirements; and 175-19.3 (Affordable Housing Applicability). Continued from April 5, 2022.**

Mr. DiGiuseppe explains that the zoning bylaw changes were proposed to promote some targeted economic development activity and one of the changes that was put in through the subcommittee were changes proposed were for the Village Commercial zoning district. The changes were reduction of the minimum lot size, frontage requirements, and possibly increase the building lot coverage but after the meeting last week regarding one of the rezoning applications that concerned some residents, so the changes were removed. The Board was emailed the revisions to the bylaws taking the changes to Village Commercial out. Mr. DiGiuseppe had communicated with Town Manager, Michael Yunits that stated they are early enough to be able to make the change without it needing amendments at Town Meeting. Whatever is decided on in this meeting will be taken to the Select Board to remove at their own meeting on April 13, 2022 which will make that the final version that goes in or at least the next step and will be treated as the final warrant article. Mr. DiGiuseppe will draft the Planning Board memo to the Select Board tomorrow morning then give it to the Mr. Yunits who will then submit to the record for the Select Board Meeting.

Mr. Griffin recaps Mr. DiGiuseppe for any late arriving members of the public which is the Board is proposing to not reduce lot sizes for village commercial based on the other projects that have come forward that were parallel to the bylaw changes.

Mr. Greg Vincent of 23 Reservoir Street asks to confirm that the Village Commercial Frontage was reduced in half and if it will be withdrawn. Mr. DiGiuseppe states that originally Village Commercial was going to be reduced to 75 feet but it has been removed and will remain 120 feet for frontage. Mr. Vincent asks about the other changes. Mr. Griffin states that the lot size for Village Commercial was going to be 10,000 square feet but will remain at 18,000 square feet. Which the numbers are confirmed by Mr. DiGiuseppe. Mr. Griffin explains that if there is an action taken, the bylaw will be taken to the Select Board and would appear in the official record of the warrant which would not have the Planning Board take the warrant through an amendment process. Mr. Vincent asks if the highlighted portions in yellow is what will be changed. Mr. Griffin states the portion in yellow is what is being proposed. Mr. DiGiuseppe shares his screen to show the current version of the proposed bylaw changes and shows that the yellow highlights have been removed. Mr. DiGiuseppe states that the bylaw now would be a minimum of 34,000 square feet for 3 or more units on a property which is the original minimum requirement, when it was going to be 10,000 square feet in Village Commercial. Mr. Griffin states that there are also separate bylaws that would determine how big a building could be. Mr. Vincent asks if seven units could fit on 34,000 square feet and the reasoning behind the change. Mr. Griffin states it was an adjusted change that came out of a subcommittee between members of the Planning Board and Zoning Board of Appeals. Mr. Vincent asks if would allow for more buildings to be on smaller lots. Mr. Griffin states that it is only for Village Commercial. Mr. DiGiuseppe adds that it also only applies if the site would allow it with certain conditions and restrictions put in place. Mr. Vincent states that it could backfire. Mr. DiGiuseppe states that the Village Commercial zoning was looked at primarily on Routes 123 and 140 and felt this was an area that the Town wanted to promote density which is why this was included. Mr. Vincent states he is only caring about the Village Commercial property across from him. Mr. DiGiuseppe states that Board was looking at several hundred parcels and that they wanted to remove the density cap. Mr. Vincent asks what the density cap is at. Mr. DiGiuseppe states it is 7 units. Mr. Griffin adds the bylaw reads that if it is not in the bylaw, it cannot be done such as not being able to go above seven no matter the size of the lot size which is another aspect of the shift. Mr. Vincent states he is worried but not too worried due to the wetlands and proceeds to talk about the ANR on 0 Mansfield Avenue and how he hasn't heard anything from them since the Planning Board Meeting on March 8, 2022. Mr. DiGiuseppe states that the wetlands are a prohibitor for any development and the density cap doesn't override that and it still would have to follow the wetland area restrictions and the site might have difficulty with septic because of how the soils perk so there are other regulations still in effect. Mr. Vincent states that he feels that there shouldn't be that type of density in certain areas. Mr. Griffin explains that this is where the other bylaws would take effect and lot requirements come into play which is what will be presented at Town Meeting as there are a number of other things that govern the design in terms of area of the lot that's covered by the property. Mr. DiGiuseppe adds when it gets to three or more units it is considered multifamily which requires a special permit which the Planning Board would have to approve upon which includes Village Commercial. Mr. DiGiuseppe continues that the Planning Board would have a meeting and would invite the abutters and take in account their comments and factor in the conditions of a site as it is not an As of Right Approval and it has a higher

threshold for approval. Mr. Vincent asks if the current frontage requirement on screen is the one going to Town Meeting. Mr. Griffin states that based on the action the Planning Board takes this evening the one that is approved on by the Planning Board will be the one that goes forward. Mr. Vincent goes back to asking about the ANR for 0 Mansfield Avenue and if there was more development on that parcel. Mr. Griffin states that the ANR just showed plot lines and abutters will be informed if there is anything that will be coming before the Planning Board. Mr. Vincent asks about the Zoning Board Application on Reservoir Street happening on the following night. Mr. DiGiuseppe states that it is Zoning Application for frontage. Mr. Vincent states that the frontage is going from 150 which isn't Village Commercial. Mr. DiGiuseppe states it is for Residential and is not applicable to the bylaws that are being presented.

Mr. O'Neil asks the subcommittee that had put together the bylaw changes if they could review the requests and the merits behind the changes and review the highlights of what they were and is aware that zoning changes aren't made for specific applicants or developers. Mrs. Oakley states that changes came before the subcommittee from both the Planning Director, Mr. DiGiuseppe and the Building Official, Mr. Nicolas Iafrate so their recommendations were put forth to the committee and had a conversation around the bylaws. Mrs. Oakley continues stating that she felt that the important points were discussed by Mr. Griffin and Mr. DiGiuseppe this meeting, the specific changes that are marked in the cross out was because of the limit of seven for building and the thought of increasing density in a specific location in the Village Commercial zone and wanted to simplify the table. Mr. Bouley asks if the Planning Board had a discussion on this topic. Mrs. Oakley recalls that the Planning Board had discussed this previously once or twice as does Mr. Hornsby. Mr. Carmichael states that the Planning Board had discussed this on February 1, 2022. Mr. O'Neil states that it is important for everyone to hear the overview so everyone would know that this was an internally driven proposal and not something initiated by any individual developer or applicant.

**Motion to close the Public Hearing is made by Mr. Bouley and seconded by Mrs. Oakley. Roll Call; Mr. Graf Yes, Mr. Bouley Yes, Mrs. Oakley Yes, Mr. O'Neil Yes, Mr. Hornsby Yes, and Mr. Griffin Yes.**

Mr. DiGiuseppe adds that there will be three warrant articles. Mr. Griffin asks if the Planning Board should endorse each warrant separately or if the Board could just do it once. Mr. DiGiuseppe states they can be in a group. Mrs. Oakley asks if the Board voted on the other two warrants. Mr. DiGiuseppe states that the Board only voted on the Rezoning endorsements and only continued the bylaw changes and that the Board can choose whether to go forward with one overall endorsement or have one for each warrant. Mr. Griffin states the other warrants were adding definitions to the zoning table. Mr. DiGiuseppe states the articles that are grouped as one were the definitions added to the definition section which is zoning article 2.2 and added uses to 4.4 and 4.5 which were the Commercial and Industrial uses, the dimensional table is on its own, and affordable housing which is 19.3 is on its own.

**Motion to endorse the bylaw changes is made by Mr. Bouley and seconded by Mrs. Oakley. Roll Call; Mr. Graf Yes, Mr. Bouley Yes, Mrs. Oakley Yes, Mr. O'Neil Yes, Mr. Hornsby Yes, and Mr. Griffin Yes.**

### Adjournment

The motion to adjourn the April 12, 2022 meeting was done by Mr. Bouley and seconded by Mr. Hornsby. Roll Call; Mr. Graf Yes, Mr. Bouley Yes, Mrs. Oakley Yes, Mr. O'Neil Yes, Mr. Hornsby Yes, and Mr. Griffin Yes. The Planning Board Meeting from April 12, 2022 was adjourned at 7:39 pm.

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

Minutes Approved on: 4/26/22

Signature Paul D. Fungo