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## NORTON PLANNING BOARD MEETING MINUTES OF August 16, 2022

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The Planning Board Meeting of August 16, 2022 was called to order at the Norton Public Library via Hybrid means over ZOOM at 7:15 p.m. by Mr. Timothy Griffin, Chairman. Members present were Mr. Allen Bouley, Mrs. Laura Parker, Mr. Bill Marr, and Mr. Wayne Graf. Also, in attendance was Administrative Assistant Bryan Carmichael.

Mr. Griffin explains how hybrid meetings work and how they will affect this meeting. Zoom is down at this meeting and no one can enter the meeting space over Zoom.

### **General Business**

Mr. Griffin states as a reminder to the Planning Board that they set up an official site visit prior to going on a site as there is a protocol that goes through that and taking pictures from the street is fine.

**Bills & Warrants** – Horsley Witten Peer Review bill and a West Main Street parking study that was funded through grant money. The reimbursement form for Condyne which was approved last meeting was also submitted. All bills were approved by the Planning Board.

### **ANR ENDORSEMENT-(15664) 173 North Worcester Street Applicant/Owner: Diane Battistello**

Ms. Diane Battistello of 173 North Worcester Street also owns 171 South Worcester Street. Ms. Battistello states she will be selling 173 South Worcester Street and moving to 171 South Worcester Street. Ms. Battistello states she wants to change the boundary of her property to give a little bit more of the riverfront to the other property. Currently there is a walkway where the property divides to the right of the walkway and Ms. Battistello wants the property line to go all the way over the walkway.

**Mr. Bouley motions to endorse the ANR and is seconded by Mrs. Parker. The Planning Board votes in favor of endorsing the ANR. Mr. Graf abstains. (4-0-1) The motion passes.**

### **ANR ENDORSEMENT-(15908) 0 Crane Street Applicant: PJ Babineau Owner: Reilly Amelia C Trustee**

PJ Babineau of Beck Engineering states that the project is to divide the lot into four lots. They have the frontage and area for the lots. Mr. Griffin asks if they plan on making it into individual house lots. Mr. Griffin asks what the distance is between the wetlands and the lot. Mr. Babineau

states he thinks there was enough from for the 25 foot no touch from the wetland buffer and that is something that they'll have to get approval from Conservation before a building permit. Mr. Griffin states that one of the requirements for an ANR is sufficient access.

Mr. Bouley asks for the setbacks on Lot D. Mr. Griffin states the map has 139 feet. Mr. Babineau states that it is 139 plus 81 feet making the setback 220 feet. Mr. Griffin shows where on the plan the setback is labeled for Mr. Bouley. Mr. Bouley asks if the 207 feet is the frontage for the lot. Mr. Babineau states that the radius for the lot is 207 feet.

**Mrs. Parker motions to endorse the ANR and is seconded by Mr. Graf. The Planning Board Vote All in Favor of the endorsement.**

### **Public Hearing**

#### **SP 336: Ibrahim Station/Store. Request to reimburse the remaining balance from the peer review.**

Mr. Carmichael states that Mr. Sousa the attorney on the project will not be joining the Planning Board for the meeting. Mr. Griffin states to the Planning Board that the information was emailed to them when the agenda was put out. Mr. Griffin states that this was a project that was at 140 West Main Street which was withdrawn in 2002 and was never made.

**Mr. Bouley motions to approve the request to reimburse the project and is seconded by Mr. Graf. The Planning Board Vote All in Favor.**

#### **SP 9414: 242 Mansfield Avenue. Request to reimburse the remaining balance from the peer review.**

No one is present to speak on the project. Mr. Griffin explains who they are. Mrs. Parker states that the store is about to open. Mr. Griffin states the applicant is most likely getting ready to open.

**Mr. Bouley motions to approve the request to reimburse the project and is seconded by Mrs. Parker. The Planning Board Vote All in Favor.**

#### **SP 351: Woodlark Drive Condos. Request to reimburse the remaining balance from the peer review.**

No one is present to speak on the project. Mr. Griffin states that this is a special permit and a modification to the special permit. Mr. Carmichael states that the building is constructed.

**Mr. Bouley motions to approve the request to reimburse the project and is seconded by Mr. Graf. The Planning Board Vote All in Favor.**

#### **SPR 7694: 312 Taunton Avenue. Request to reimburse the remaining balance from the peer review.**

No one is present to speak on the project. Mr. Carmichael states that the paved area has been done.

**Mr. Bouley motions to approve the request to reimburse the project and is seconded by Mr. Graf. The Planning Board Vote All in Favor.**

**SPR 15808: 0 Hill Street. Applicant: Kessler Machine and Fabricating. Owner: Norton Development Inc. Application for a 9,900 square foot machine and fabricating building.**

Mr. Michael Dryden the representative for the project cannot enter Zoom.

**Mr. Bouley motions to continue the application to the August 30, 2022 Planning Board meeting and is seconded by Mr. Graf. The Planning Board Vote All in Favor of continuing the project.**

Mr. James Carter, the owner of the property across from the proposed site on Hill Street asks if the purpose of building industrial parks. Mr. Carter states his opinion is that it is the separation of residential and industrial areas and feels that having the closeness of the residential area and Industrial areas on Hill Street goes against that.

#### **General Business**

Mr. Marr states that his Jury Duty has been moved to September and he will be on call for three weeks starting September 19<sup>th</sup> through October 7<sup>th</sup>. Mr. Marr will let the Planning Board know if he is going to be on the Jury at the time of a meeting which could impact the September 20<sup>th</sup> and September 27<sup>th</sup> meetings.

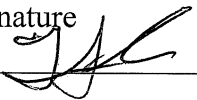
#### **Adjournment**

**The motion to adjourn the August 16, 2022 meeting was done by Mr. Bouley and seconded by Mr. Marr. The Planning Board vote in Favor of adjourning the meeting at 7:47 pm.**

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

Minutes Approved on: January 17, 2023

Signature



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