



**Norton Conservation Commission**  
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NORTON TOWN CLERK

2019 APR -4 A 9:10

**Monday, April 8, 2019**  
**6:30 pm**  
**2<sup>nd</sup> Floor Conference Room**  
**Norton Town Hall**

**Agenda**

6:30pm Open meeting

**WETLAND HEARINGS**

Wetland hearings will be taken in order.

- A. Request for Determination of Applicability. (DET#1082). Columbia Gas of MA. 200 Plain St. Map 19 Parcel 3).** For proposed plans to install a new gas service connection within 100 feet of wetland and 200 feet of Canoe River.
- B. Notice of Intent (#250-1037). Next Grid Redwood LLC. 54 Plain St. (Map 18, parcel 9).** (continued from 1/28/19, 2/25/19, 3/11/19) For proposed plans to install a ground mounted solar array, driveway, stormwater, utilities within 100 feet of wetland in the Canoe River Area of Critical Environmental Concern.

*\*\* requested continuance to 4/29/19*

- C. Notice of Intent (#250-1036). NextSun Energy LLC. 210 Bay Rd. (Map 6, parcels 6 and 11).** (continued from 1/28/19, 2/11/19 and 2/25/19) For a proposal to construct a 2MW dual use solar energy facility on existing cranberry bogs with 48 linear feet of Bank alteration, 17,900 square feet of floodplain alteration, 15,150 square feet of wetland alteration and 7,000 square feet of riverfront alteration within the Canoe River Area of Critical Environmental Concern.
- D. Abbreviated Notice of Resource Area Delineation (#250-1030). John Quattrochi. East Hodges Street (Map 36 Parcel 2-0)** (cont. from 10/22/18, 11/19/18, 12/17/18, 1/28/19, 2/11/19 and 2/25/19). For proposed plans to verify wetland resource areas.
- E. Notice of Intent (#250-1032). Albert Faxon. Oak Street (Map 15 Parcel 9).** (cont. from 10/22/18, 11/19/18, 12/17/18, 2/11/19 and 2/25/19). For proposed plans to construct a driveway associated with a new single-family house within 100 feet of wetlands.

*\*\*requested continuance to 4/29/19*

**F-K Notices of Intent (#250-1023 through #250-1028).**

- F. Notice of Intent (#250-1023). Condyne Capital Partners Lot 1 Leonard South Subdivision Plan (Map 11 Portions of Parcels 34 & 32)** (cont. from 9/24/18, 10/22/18, 11/19/18, 12/17/18, 2/11/19, 2/25/19, 3/11/19, 3/25/19). Proposed plans to construct one 10,935 s.f. commercial/retail building and associated parking and utilities discharging to wetland resources.
- G. Notice of Intent (#250-1024). Condyne Capital Partners Lot 2 Leonard South Subdivision Plan (Map 11 Portions of Parcels 32 & 35)** (cont. from 9/24/18, 10/22/18, 11/19/18, 12/17/18, 2/11/19, 2/25/19, 3/11/19, 3/25/19). Proposed plans to construct one 14,400 s.f. commercial/retail building and associated parking and utilities discharging to wetland resources
- H. Notice of Intent (#250-1025). Condyne Capital Partners Lot 3 Leonard South Subdivision Plan (Map 11 Portions of Parcels 32 & 35)** (cont. from 9/24/18, 10/22/18, 11/19/18, 12/17/18, 2/11/19, 2/25/19, 3/11/19, 3/25/19). Proposed plans to construct one 16,480 s.f. retail building and associated parking, grading, and drainage within 100 feet of a wetland and within 200 feet of the Canoe River.
- I. Notice of Intent (#250-1026). Condyne Capital Partners Lot 4 Leonard South Subdivision Plan (Map 11 Portions of Parcels 32, 33, & 35)** (cont. from 9/24/18, 10/22/18, 11/19/18, 12/17/18, 2/11/19, 2/25/19, 3/11/19, 3/25/19). Proposed plans to construct one 125,000 s.f. warehouse building, parking, grading, utilities and stormwater management within 100 feet of wetlands.
- J. Notice of Intent (#250-1027). Condyne Capital Partners Lot 5 Leonard South Subdivision Plan (Map 11 Portions of Parcels 32 & 66)** (cont. from 9/24/18, 10/22/18, 11/19/18, 12/17/18, 2/11/19, 2/25/19, 3/11/19, 3/25/19). Proposed plans to construct one 258,000 s.f. warehouse building and associated parking and utilities within 100 feet of wetlands, fill of 6 acres of the 100-year floodplain, and within 200 feet of the Canoe River.
- K. Notice of Intent (#250-1028). Condyne Capital Partners Lot 6 Leonard South Subdivision Plan (Map 11 Portion of Parcel 32)** (cont. from 9/24/18, 10/22/18, 11/19/18, 12/17/18, 2/11/19, 2/25/19, 3/11/19, 3/25/19). Proposed plans to construct an asphalt foot path and creation of compensatory storage area within 100 feet of wetlands, within the 100-year floodplain, and 200 feet of a perennial stream.
- L. Notice of Intent (#250-1039). Condyne Capital Partners Bldg 7 Leonard North (Map 11 Parcel 22).** (cont. from 12/17/18, 2/11/19, 2/25/19, 3/11/19, 3/25/19) Proposed plans to construct one 130,000 s.f. warehouse building and associated parking and utilities within 100

feet of bordering vegetated wetland, with alteration of 1,702 sf of riverfront area and 10,871sf/17,091cf of 100-year floodplain.

**M. Notice of Intent (#250-1035). Condyne Capital Partners Leonard Street reconstruction (Rte 123 to west of house #54).** (continued from 1/28/19, 2/11/19, 2/25/19, 3/11/19, 3/25/19) for proposed plans to widen Leonard Street, install utilities, replace culverts and stormwater management. Project involves alteration of 4,607sf wetland, 12,918 sf of 100-year floodplain and 2600 sf of Riverfront area within Canoe River Area of Critical Environmental Concern.

### **REVIEW DRAFT MINUTES**

3-25-19

### **OLD BUSINESS**

#### **Right of First Refusal discussion**

- M.G.L. c. 61B-Re-Notification, Amendment to Purchase and Sale Agreement, 19 Leonard Street (Map 11- Parcel 66)
- M.G.L. c. 61A-Re-Notification, Amendment to Purchase and Sale Agreement, 235 East Main Street (Map 11 - Parcel 32), 0 Leonard Street (Map 11 Parcel 22), 0 Leonard Street (Map 11 - Parcel 25), 0 Leonard Street (Map 11 - Parcel 25-01)

#### **Appeals**

- 250-983 Island Brook, Goddard Response

#### **Litigation**

- 250-38 162 W Main St, request for information

### **NEW BUSINESS**

#### **Founders Day- June 15, 2019**

Site Inspections

Violations

211 Oak, 215 Oak, 219 Oak, 68 Dean, 54 W Hodges, 4 Kensington and 21 Kensington

Report from Staff

Dam and Waterbodies update

Grants

### **BILL SUMMARY**

### **OPEN SESSION (TOPICS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE)**