



NORTON DEPARTMENT OF  
PLANNING & ECONOMIC  
DEVELOPMENT

70 East Main Street | Norton, Massachusetts 02764-2320  
Office: 508-285-0278 Fax: 508-285-0277  
www.nortonma.org/planning-economic-development

RECEIVED  
NORTON TOWN CLERK

2021 MAR 18 AM 9:09

## Norton Planning Board Meeting

Tuesday, March 23, 2021, 7:15 pm

**Remote Participation Only-Public Welcome to Participate**

### AGENDA

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Town of Norton, Planning Board will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town of Norton's website, at <https://www.nortonma.org/>.

For this meeting, may participate in the following ways:

- To join online by video, please click: <https://us02web.zoom.us/j/6389291060>
- To join using the Zoom app, please enter Meeting ID: 638 929 1060
- To call in only, please call 646-558-8656 and enter Meeting ID: 638 929 1060

\*You may need to try multiple times to connect\*

You may also view the meeting on Norton Cable Access (Channel 15), or the next day on Norton Media Center's YouTube page. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In addition, please feel free to email questions to the Board ahead of the meeting or during the meeting to: [Pdigiuseppe@nortonmaus.com](mailto:Pdigiuseppe@nortonmaus.com). Additionally, you will find meeting materials at <https://www.nortonma.org/planning-board/pages/participate-remotely-planning-board-meetings>.

Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so despite best efforts, we will post on the Town of Norton website, <https://www.nortonma.org/>, an audio or video recording, transcript, or other comprehensive record of the proceedings as soon as possible thereafter.

### Call to Order/General Business

- a. Planning Board Business & Policies
- b. Bills and Warrants
- c. Approval of Minutes
- d. Future Meeting Dates

ANR ENDORSEMENT-(8325)-0 Harvey, Owner/Applicant: Lorraine Leroux Trustee

### ISSUANCE OF SPECIAL PERMIT PURSUANT TO LAND COURT SEPARATE AND FINAL JUDGEMENT

- a. Issuance of a Floodplain Special Permit to Applicant, NextSun Energy and Owner, Fairland Farms, LLC to build a Large-scale, ground-mounted solar photovoltaic installation consisting of solar panels, inverters, battery storage and conduits located at 210 Bay Road (Assessor's Map 6, Lots 11 & 25) and 21 Fairlee Lane (Assessor's Map 6, Lot 6) pursuant to the Separate and Final Judgment entered by the Land Court (Foster, J.) on March 8, 2021 in 19 MISC 000230 and 19 MISC 000564.

### PUBLIC HEARING- UPCOMING TOWN MEETING WARRANT

- a. Proposed rezoning of O Rear E. Main Street, Map 11, Parcels 14-01, 15 & 16; 238 E. Main Street, Map 11, Parcel 17 from Residential 80 to Industrial Zoning District.
- b. Proposed rezoning of O White Street, Map 5, Parcels 33 & 33-01 from Residential 80 to Commercial Zoning District.



**NORTON DEPARTMENT OF  
PLANNING & ECONOMIC  
DEVELOPMENT**

70 East Main Street | Norton, Massachusetts 02746-2320  
Office: 508-285-0278 Fax: 508-285-0277  
[www.nortonma.org/planning-economic-development](http://www.nortonma.org/planning-economic-development)

- c. Proposal to amend the Norton Zoning By-Law § 2.2 Definitions to amend the Marijuana Establishment definition; Article XXI Marijuana Establishments and Medical Marijuana Treatment Centers, to amend definitions (§21.3) and allow an applicant for a marijuana facility to apply for building permits after approval of a special permit and site plan or commence operation only after receipt of all required permits (§21.5(a)); and delete the temporary moratorium on recreational marijuana establishments in §4.9.

## PUBLIC HEARING

- a. 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 and March 23, 2021. Applicant is seeking a continuance to April 6, 2021.

For More information, Visit our website online at: <https://www.nortonma.org/planning-board>

Open Session: (Open Session, may include other topics not listed above that were not reasonably anticipated 48 hours in advance) Please note that it is possible that a vote or votes may be taken by the Board regarding the above agenda items.

Members may participate remotely in accord with the provisions of 940 CMR 29.10 and the Town's Remote Participation Policy, available for review on the Town's website at: <https://www.nortonma.org/board-selectmen>