



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](http://www.nortonma.org/planning-economic-development)

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## Norton Planning Board Meeting

Tuesday, April 5, 2022, 7:15 PM

### **Public welcomed to participate in person or remotely**

- In person: Norton Media Center, 184 W. Main Street
  - 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),
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- In addition, please feel free to email questions for the board, ahead of the meeting or even during the meeting to: [pdigiuseppe@nortonmaus.com](mailto:pdigiuseppe@nortonmaus.com)
  - Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public and board members, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law.

### AGENDA-REVISION #2

#### Call to Order/General Business

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

#### REVIEW OF FINDINGS AND CONDITIONS AND EXECUTION OF DECISION

- a. SP-13540 and SP-13479: 196 Mansfield Avenue. Application for Special Permits and Site Plan for an approximately 100,000 sf flex warehouse within Commercial zoning, Owner: John Cuming Trustee/Applicant: Norton Land Ventures. Special Permits needed for a building over 10,000sf, Warehouse in Commercial Zoning District and Movement of Earth Material Over 500 Cubic Yards. Continued from March 8, 2022 and March 22, 2022. Public Hearing Closed March 22, 2022.

#### Public Hearing-Upcoming Town Meeting Warrant

- a. Proposed rezoning of 47 Elm Street (Map 17, Parcel 36) from Industrial to Village Commercial Zoning District
- b. Proposed rezoning of 0 Reservoir Street (Map 9, Parcel 223) from Residential 60 to Village Commercial Zoning District
- c. 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)

#### Public Hearing



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- a. SP-12737: 280 South Washington Street. Application for a Special Permit for the construction of a 75' foot tall by 48' feet wide digital billboard. Owner: ESA P Properties, LLC. Applicant: Carroll Advertising LLC. Continued from March 22, 2022. Applicant has requested a continuance to the second meeting in May 2022.
- b. SP-13681 and DEF 13680: 0 Dean Street. Application for a Definitive Subdivision of five lots and two roads and Special Permit for a duplex unit on four lots. Owner: Katherine MacEachern. Applicant: Sawk, LLC. Continued from March 22, 2022. Application has been withdrawn by Applicant.
- c. SP-13548: 184 South Washington Street. Application for Site Plan Approval for the construction of a 5,600-sf building with office and warehouse use. Owner: Chico, LLC. Applicant: Dave Pateuk.

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>