



NORTON DEPARTMENT OF  
**PLANNING & ECONOMIC  
DEVELOPMENT**

70 East Main Street | Norton, Massachusetts 02766-2320  
Office: 508-285-0278 Fax: 508-285-0277  
[www.nortonma.org/planning-economic-development](http://www.nortonma.org/planning-economic-development)

RECEIVED  
NORTON TOWN CLERK

2022 MAY 19 PM 1:42

## Norton Planning Board Meeting

Tuesday, May 24, 2022, 7:15 PM

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

- In person: Norton Public Library, 68 East 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),
- 
- In addition, please feel free to email questions for the board, ahead of 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

#### Call to Order/General Business

- a. Planning Board Business & Policies
- b. Bills and Warrants
- c. Approval of Minutes
- d. Future Meeting Dates
- e. Elections of Chair, Vice Chair, Clerk, SERPEDD representative, Sole Signature, and Payroll

ANR ENDORSEMENT-(14970) 68 Leonard Street. Applicant/Owner: Ruhan General Contracting LLC.  
ANR ENDORSEMENT-(15084) 475 South Worcester Street, Applicant: E. Otis Dyer, Owner: Nancy and Barry Close

#### MODIFICATION TO SPECIAL PERMIT AND SITE PLAN

- a. Elias Patoucheas / Norton Land Ventures LLC, 196 Mansfield Avenue (Assessor's Map 9, Lot 278-17). Applicant seeks determination to proceed with a minor modification to the Special Permit and Site Plan #13540 and #13479

#### Public Hearing

- a. SP 12737: 280 South Washington Street. Owner ESA P Properties LLC. Applicant Carroll Advertising LLC. 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 and April 5, 2022.



NORTON DEPARTMENT OF  
**PLANNING & ECONOMIC  
DEVELOPMENT**

70 East Main Street | Norton, Massachusetts 02766-2320  
Office: 508-285-0278 Fax: 508-285-0277  
[www.nortonma.org/planning-economic-development](http://www.nortonma.org/planning-economic-development)

- b. DEF 13932 & SP 14704: 0, 126, 128 & 154 Street and 0 Wood Road. Owner/Applicant: Norton Land Company, LLC. Application for the creation of 44 lots into a residential cluster subdivision. Continued from May 10. Applicant is seeking to continue to June 21, 2022.
- c. SP 13760: 156 W. Main Street. Owner/Applicant: John Orlando. Applicant seeks to convert a salon into a third residential unit. Continued from May 10.
- d. SP 14100: 34 S. Worcester Street. Owner: Peter & Rhiannon Fernandes. Applicant: Honglei Dai. Applicant seeks to convert retail space into a third residential unit. Continued from May 10.

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>