



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)

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2022 SEP 16 AM 9:25

## Norton Planning Board Meeting

Tuesday, September 20, 2022, 7:15 PM

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

- In person: Norton Media Center, 184 West 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 to: [bcarmichael@nortonmaus.com](mailto:bcarmichael@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. Approval of Laura Parker as Planning Board representative for the Capital Improvements Committee

ANR ENDORSEMENT-(16192) 394 Old Colony Road Applicant/Owner: Ronald Haskell Continued from August 30, 2022.

ANR ENDORSEMENT-(16277) 0 Pine Street Applicant: Wildacre Woods Owner: The Everett G Germain Jr. Irrevocable Trust

#### MODIFICATION TO SPECIAL PERMIT AND SITE PLAN

- a. Lucky Green Ladies LLC / Ronald Haskell, 394 Old Colony Road (Assessor's Map 26, Lot 15). Applicant seeks determination to proceed with a minor modification to the Special Permit and Site Plan #13543 and #13544

#### Public Hearing

- a. SP 13540 & 13479: 196 Mansfield Avenue. Request to reimburse the remaining balance from the peer review.
- b. DEF 13932 & SP 14704: 0, 126, 128 & 154 Pine Street and 0 Wood Road. Owner/Applicant: Norton Land Company, LLC. Application for the creation of 44 lots into a residential cluster



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subdivision. Continued from May 10, 2022, May 24, 2022, June 21, 2022, June 28, 2022, and July 26, 2022, and August 30, 2022. Applicant is seeking a continuance to September 27, 2022.

- c. 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. Continued from August 16, 2022, and August 30, 2022.
- d. SP 15966 & SPR 15640: 120 Mansfield Avenue. Owner: Town of Norton. Applicant: VHB Inc. Application for the construction of the Norton Senior Center. Continued from August 30, 2022.

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>