



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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## Norton Planning Board Meeting

Tuesday January 9, 2024 7:15 PM

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

- In person: Norton Public Library, 68 East Main Street, Community Room
  - 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 and Channel 9),
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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)

### AGENDA

#### 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. SPR 20881 & SP SP-1: 237 East Main Street. Owner: Leonard Street B1 owner LLC C/O Condyne Capital Partners. Applicant: Jonathan Sheppard. Applicant is seeking to construct a 32420 square foot warehouse/industrial space. Continued from November 14, 2023. Decision was made December 19, 2023.
- b. SP 482 Remand: 21 Fairlee Lane & 210 Bay Road. Owner/Applicant: NextSun Energy, LLC, Remand to reconsider the conditions 16, 19, 49, and 56 under the conditions of the decision. Continued from September 26, 2023 and November 14, 2023. Public Hearing was closed December 12, 2023.

#### Public Hearing

- a. SP 20475: 0 Rear Eddy Street. Owner: Sharlene Widak Applicant: Samuel Widak. Application for four duplexes with a common driveway in a wetland district. Continued from September 12, 2023, October 10, 2023, November 14, 2023, and December 19, 2023.
- b. SP 20381 & SPR SPR-3: 300 South Washington Street. Owner: Reva Realty Norton LLC. Applicant: Eric Dias. Application for the reduction of required parking spaces for an upcoming site plan. Continued from August 22, 2023 and November 14, 2023.
- c. SPR SPR-1: 0 West Main Street. Owner/Applicant: SRO Development LLC. Application for 2 18-room boarding houses.



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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>