



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)

NORTON TOWN CLERK  
2024 MAR -8 PM 12: 03

## Norton Planning Board Meeting

Tuesday March 12, 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

#### Executive Session

Pursuant to G.L. c. 30A, §21(a)(3) to discuss strategy relating to pending litigation known as, Amego, Inc. v. Griffin (Norton Planning Board), Massachusetts Land Court, Case No. 23 Misc. 000688, if the Chair declares that discussing the matter in an open meeting may have a detrimental effect on the litigating position of the Board. A vote regarding whether to go into executive session is expected; and votes may occur during the executive session.

Pursuant to G.L. c. 30A, §21(a)(3) to discuss strategy relating to pending litigation known as, Condyne Capital Partners, LLC v. Town of Norton Planning Board, Massachusetts Land Court, Case No. 24 Misc. 000076, if the Chair declares that discussing the matter in an open meeting may have a detrimental effect on the litigating position of the Board. A vote regarding whether to go into executive session is expected; and votes may occur during the executive session.

#### Execution of Decision

- 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, December 19, 2023, January 9, 2024, and February 2, 2024. The decision was voted on February 26, 2024.

#### Covenant Release



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- a. 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 subdivision.
- b. Mulbury Brook Drive

ANR ENDORSEMENT-(ANR-4) 1 Great Woods Circle Applicant: Mary Cannon Owner: Victor Rosario

Public Hearing

- a. SPR 20100, 20103, & 20106 & SP 19928, 19935, & 20107: 0 Mansfield Avenue. Owner: Wheaton College Applicant: Picerne Home Builders LLC Application to build three proposed 10100 square foot 24-unit apartment buildings. Continued from July 25, 2023, October 17, 2023, December 19, 2023, and February 6, 2024.

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>