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NORTON PLANNING BOARD MEETING
DRAFT MINUTES OF December 17, 2019

The Planning Board Meeting of December 17, 2019 was called to order at Norton Town Hall, Board of Selectmen's Chambers, at 7:15 p.m. by Mr. Steven Hornsby, Chair. Members present were Ms. Julie Oakley, Mr. Oren Sigal, Mr. Timothy Griffin, Mr. Scott Bichan, Mr. Kevin O'Neil and Mr. Joe Fernandes. Also in attendance was Paul DiGiuseppe, Planning Director.

Bills: Motion to approve made by Mr. Sigal, Second Mr. Bichan, all in favor.

Minutes: Motion to approve made by Mrs. Oakley, Second Mr. Bichan. Mr. O'Neil abstains. Motion passes.

Public hearing- Continued: SP-486: 60 West Main Street/Cumberland Farms, Inc. Application for Site Plan and Special Permits for a convenience store and filling station. Continued from June 4, August 20, 2019, September 10, 2019, November 12, 2019 and December 3, 2019 & SP-491: 60 West Main Street/Cumberland Farms, Inc. Application for Special Permit for underground fuel and diesel storage tanks in a Water Resource Protection District, Zone III.

Attorney Mr. Tom Reidy, to represent Cumberland Farms.

Storm water and Traffic Peer Reviews to discuss tonight.

Traffic: Mureen Schlebec

- 140/w main street intersection
- Site line assessment
- Vehicle observation que
- Norton senior center crosswalk

Board:

- Land use code question- store sqft and # of pumps
 - Comparison to Mansfield ave Cumberland Farms
- Mr. Hornsby would like to move past traffic at this time

Stormwater: John Marchan & Peer Reviewer John Chessia

- Review Comments

Board:

- TSS removal & Mounding

John Chessia: Peer Review

- 10 standards to meet
 - Reviews these standards
 - Recommends stormwater prevention plan be a condition
 - Recommends Adjusting or adding additional traps to meet the Towns Standards

Board:

- CDS Proprietary Unit
- Overflow near the Bioretention area
- What is TSS
 - Do they need to add another unit?
 - Oil grid separator

Sue Leber:

- Which way does the run off slope, was not able to see from seat.

Attourney Reidy:

- Rotated building slightly
- Façade is now brick
- Pulled closer to street
- Added pergola along street
- Will send elevations over tomorrow 12/18/19

Board:

- Would like to see something other than white vinyl fence in the front areas and sides
- Signage heights
- What is the pergola made of
- Canopy will have brick?
- Alcohol?
 - Cumberland would not agree to prohibiting the sale of Alcohol on this site when and if they were able to in the future
- Manual shut off for music and screens

Attourney Reidy:

- Can shut down tv screens and music at 9pm
- Can work with deliveries and trash pickups- timing
- Would prefer not to provide decommissioning plan
 - 30-year life of tanks

- 50,000-60,000\$ to remove

Bob Culuccio:

-Registered Engineer

-Underground tank ppt

- 88 gal a minute
- Double wall tanks
- Spill buckets
- Double wall piping
- Dispensers
- Covered by concrete
- Crash valve
- Addresses data in articles given by Mr. Sigal
 - Data from 2003 in the UK
 - Much has changed and been updates since them
 - Other date in 1989-1992 for leaks on concrete
 - Concrete used in article from side walk not same thickness as what is used at the gas station
- 3rd party inspector comes in every three years to inspect tanks

Board:

- Is there a 3rd party that reviews the tank equipment installed for a specific site
- A Discussion ensued regarding Benzene health risks, dissolving qualities and more.

Sue Leber:

- Concerns about leaks and benzenes
- Property values
- Children playing outside- 150ft from property line
- 24 hour operations

Will continue to January 7.

ZBL Subcommittee

Mr. DiGiuseppe gives an overview of the purpose for the committee

- Overseeing of by-law changes
- Giving feedback
- Mr. Bichan, Mr. Sigal and Mrs. Oakley Volunteer to be on the sub-committee

Motion to adjourn at 9:25pm was made by Mr. O'Neil second by Mr. Sigal, All in favor.

Minutes prepared and submitted by Nicole Salvo, Department of Planning and Economic Development Administrative Assistant.

Minutes Approved on: 1/26/20

Signature Paul D. Truys