



TOWN OF NORFOLK PLANNING BOARD

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SITE PLAN APPLICATION

DECISION NO. 2020-02

2020 AUG 20 PM 3:15
TOWN CLERK
NORFOLK

Date: July 14, 2020

Name/Address of Applicant: Massachusetts Audubon Society
108 North Street
Norfolk, MA 02056

Name/Address of Owner: Massachusetts Audubon Society
108 North Street
Norfolk, MA 02056

Designer: Morse Engineering Co., Inc.

Site Plan Date: May 13, 2020

Location of Property: 108 North Street

Assessors' Reference: Map 20, Block 60, Lot 31

Zoning District: R-3

Purpose: To install an electric vehicle charging station in the parking lot.

PROCEDURAL BACKGROUND

In accordance with Massachusetts General Laws, Chapter 40A and the Town of Norfolk Zoning Bylaws, Section F.11 (Site Plan Approval) and the Norfolk Planning Board Rules and Regulations, Section 7 (Site Plan Approval Administrative Requirements), application was made for a site plan by Massachusetts Audubon Society. An application dated May 13, 2020 was filed with the Planning Board on June 2, 2020.

Notices of the public hearing were published in the Attleboro Sun Chronicle on June 30, 2020 and July 7, 2020. The Planning Board convened the hearing on July 14, 2020, and closed it on that date.

FACTUAL BACKGROUND

An electric charging station is proposed to be installed in the parking lot adjacent to North Street

The proposal is as follows:

1. Transfer pad is installed behind the stone wall adjacent to North Street.
2. Chargepoint charging station will be installed on the concrete utility pad.
3. Electric will come off the utility pole at the entrance and run underground to the transfer pad.
4. Bollards will be installed to protect the transformer pad and charging station.
5. Vegetation will be planted behind the transformer pad and the stone wall to screen from view from North Street.

SITE PLAN FINDINGS:

Specifically, it is the finding of the Planning Board that in granting said approval for the site plan, the conditions of F.11.c (General Conditions of Approval) of the Zoning Bylaws can be assured to a degree consistent with the proposed use of the site, which include:

1. Protection of adjoining premises against seriously detrimental or offensive uses on the site.

The Massachusetts Audubon Society wildlife facility is surrounded by DCR park land within the R-3 district. The electric charging station compliments the environmental mission of the Audubon.

2. Convenience and safety of vehicular and pedestrian movement within the site, and in relation to adjacent streets, property, or improvements.

The existing layout of the site is designed to ensure safe and efficient vehicular access and circulation. The access driveways, sidewalks, pedestrian entrances and have been designed to ensure safe access and use of the site.

3. Adequacy of the methods of disposal of sewage, refuse, and other wastes resulting from the uses of the site, and the methods of drainage for surface water and its parking spaces and driveways.

No changes to sewage, refuse, drainage, parking and driveways. The sewage, refuse, drainage, parking and driveways have been operating with any issues for numerous years without any issues.

4. Adequacy and safety of storage facilities/methods for fuel, refuse, vehicles and other material and equipment incidental to use of the site.

No storage of fuel is planned.

5. Provisions for emergency access and operations within the site.

The existing layout of the site was designed and operated to allow for the safe and efficient access and circulation of emergency vehicles.

6. Provision for off-street loading, unloading and parking of vehicles incidental to the normal operation of the establishment.

Provisions for parking and loading are adequate for the proposed uses.

VOTE OF THE BOARD

After carefully reviewing the Site Plan and Special Permit application and testimony presented at the public hearing, the Board voted to conditionally grant, as noted herein, Site Plan **DECISION NO. 2020-02** at a duly posted meeting of the Board held on **July 14, 2020**.

<u>Voting Planning Board Member</u>	<u>Approved/Not Approve</u>
Walter Byron	Approve
John Weddleton	Approve
Chad Peck	Approve
Gary Searle	Approve
Erin Hunt	Approve

WAIVER REQUESTS

None

General Conditions of Approval

1. All plan changes required by the following conditions shall be shown on a plan and submitted to the Planning Board for review and approval prior to endorsement of the site plans.
2. This Site Plan approval is subject to all subsequent permits, approvals and conditions imposed by the various Town boards, agencies or commissions. Any changes to the plans required by other Boards of Commissions shall be resubmitted to the Planning Board. Unless such changes are determined to be minor by the Planning Board, a formal modification of the site plan approval shall be required.
3. The landscaping sketch shall be incorporated into the site plan set.
4. The applicant shall contact the Land Use Department for a site inspection when the project is complete for verification the project is compliant with this approval.
5. The Planning Board or its agent(s) shall use all legal options available to it, including referring any violation to the Building Commissioner/Zoning Enforcement Officer for appropriate enforcement action, to ensure compliance with the foregoing Conditions of Approval.
6. The Conditions of Approval and General Conditions of Approval are enforceable under Section G.1.b of the Norfolk Zoning Bylaws, Non-Criminal Disposition and violations or non-compliance are subject to the appropriate fine which is currently three hundred and No/100 (\$300.00) dollars per day per violation.

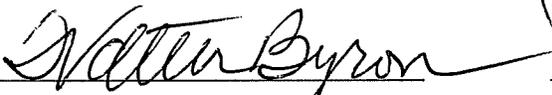
Appeals, if any, from this Decision shall be made pursuant to G.L. Chapter 40A, Section 17 and shall be filed within twenty (20) days after the date of filing in the Office of the Town Clerk. A copy of this Decision has been filed with the Town Clerk.

After the appeal period has expired, the applicant must obtain certified notice from the Town Clerk that no appeals have been made. Said notice must be filed with the Registry of Deeds with the accompanying approved site plan decision. A copy of said recording must be returned to the Town Clerk to complete the file.

Said site plan approval is granted pursuant to Section F.11 of the Norfolk Zoning Bylaws and if the rights authorized by site plan approval are not exercised within one (1) year of the granting of such site plan approval, it shall lapse, and may be reestablished only after a notice and a new hearing has been held pursuant to Section 17 of Chapter 40A, Massachusetts General Laws.

NORFOLK PLANNING BOARD









I hereby certify that 20 days have elapsed from the date of this decision and that no appeal has been filed in this office.

A True Copy Attest: _____
Town Clerk Date

Cc: Town Clerk, Applicant
Certified abutters within 300'
Planning Boards of Franklin, Millis, Medway, Wrentham, Medfield, Walpole, Foxboro
Building Commissioner/Zoning Officer
Zoning Board of Appeals
Board of Health
Department of Public Works
Design Review Board
Board of Assessors
Fire Chief, Police Chief
Board of Selectmen