



TOWN OF NORFOLK

PLANNING BOARD

ONE LIBERTY LANE
NORFOLK, MASSACHUSETTS 02056
Tel. 508-528-7747
Fax 508-541-3300

TOWN CLERK
NORFOLK

2020 MAY 21 PM 4:49

SITE PLAN & SPECIAL PERMIT APPLICATION DECISION NO. 2019-15

Date: May 12, 2020

Name/Address of Owner/Applicant: DDMI, LLC
364 Main Street
Norfolk, MA 02056

Designer: Howard Stein Hudson
114 Turnpike Road, Suite 2C
Chelmsford, MA 01824

Site Plan Dated: December 6, 2019, and revised on April 3, 2020

Drainage Report: Howard Stein Hudson

Location of Property: 360 Main Street

Assessors' Reference: Assessors' Map 2, Block 6 Lot 3-1

Zoning District: C-3, Commercial

Purpose: To construct a 20,000 square foot industrial building with associated parking and utilities and grading.

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 site plan approval by Daniel Iannuzzi by application dated and filed, December 23, 2019, Special Permit for reduction in parking location of parking in the front yard, Earth Removal permit and Stormwater Management Permit.

A transmittal memo from the Planning Board soliciting comments on the application was sent with the application to the Building Commissioner, Board of Health, Conservation Commission, Police Chief, Fire Chief and DPW Director. The memo requested comments and noted that a public hearing was scheduled on February 11, 2020. Notices of the public hearing were published in the Attleboro Sun Chronicle on January 28, 2020 and February 5, 2020. The Planning Board convened the hearing on February 11, 2020, continued to March 10, 2020 and closed on April 14, 2020.

FACTUAL BACKGROUND

The site is in the C-3 commercial zoning district. The proposed development is to construct a new 20,000 square foot industrial building with associated parking, utilities, drainage, septic and grading. The proposal also includes a special permit reduction in the number of required parking spaces and parking in the front yard.

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 proposed use is expressly allowed use within the C-3 district. The proposed facility is similar to other uses permitted and planned in the C-3 district. The applicant has incorporated landscaping, site design and architectural elements that are in keeping with its surroundings.

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

The layout of the site has been designed to ensure safe and efficient vehicular access and circulation. The access driveways, sidewalks, pedestrian entrances and loading 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.

The site has been designed with adequate parking spaces with additional parking designed if needed in the future. The driveways are designed to provide safe and adequate circulation for the intended use of the property. A septic system approved by the Board of Health will serve the property. A comprehensive storm water management system has been designed the complies with the Planning Board regulations.

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

A storage tank is provided for fuel. There will be a diesel generator for backup power and a fire pump for fire protection. No outdoor vehicle storage is planned in excess of what is allowed.

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

The layout of the site has been designed 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.

SPECIAL PERMIT FINDINGS:

1. A proper application was filed with the Planning Board and the Town Clerk on February 19, 2020.
2. The applicant has also submitted an application for a Site Plan review for the subject property. The Site Plan was approved by the Planning Board concurrently with this special permit on May 12, 2020.
3. The special permit criteria of Section G.6.c of the Zoning Bylaws have been met as follows:

G.6.c.1. That the use is in harmony with the general purpose and intent of the bylaw:

The proposal is to reduce the number of required parking and provide parking in the front yard. The site plan is designed for the 29 required parking spaces, as well as, the stormwater management system to handle the impervious surface. Parking in the front yard is for the loading dock that is accessed from the front of the building. The landscaping and architectural design of the building is designed to screen from public view the loading dock. Tractor trailers will not be parked at the loading dock overnight.

G.6.c.2. That the use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.

The site is located within the C-3 zone, a commercial district that is characterized by this one business. There isn't any outdoor storage which could alter the character of the zoning district. Vehicles are not to be stored on-site. The outside storage area is appropriate for the location and serves to enhance the company's business operations on the site. Accordingly, the proposed site will not significantly alter the character of the zoning district.

G.6.c.3. Adequate and appropriate facilities will be provided for the operation of the proposed use.

The site will be adequately fenced and screened from view of the adjacent ways. The architectural style of the building mimics a barn; the circular drive in front of the building was designed as a corral with fencing to further convey the farm feel. The site has adequate circulation for emergency equipment and all vehicles intended to go to the site. The stormwater management system is designed to manage all stormwater on site and provide aesthetic value. The landscaping is designed to further the farm feel to blend in with the surrounding area while providing for the operational needs.

G.6.c.4. That the proposed use will not be detrimental or otherwise offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials, visual or other nuisances.

The proposed lighting will not cause excessive off-site glare because it follows dark skies standards. Industrial activity is within the building preventing any excessive smoke or odors from being produced, and refuse will be handled using a dumpster within the screened outdoor storage area. The new building has a septic system to serve the site. The site will be served by a well for fire protection, industrial use and for sanitary and consumptive purposes. If the amount of people on-site crosses the threshold for a public water supply the owners of the property will follow all applicable DEP regulations for public water supply.

G.6.c.5. That the proposed use will not cause undue traffic congestion in the immediate area.

A review of the traffic generated, site circulation and line of sight was conducted. It was deemed the proposed use will not create traffic congestion.

G.6.c.6. That a proper site plan has been filed for approval with the Planning Board and the proper numbers of copies have been submitted with the application for a special permit to the appropriate PERMIT GRANTING AUTHORITY.

An application for a Site Plan approval was filed and approved concurrently with this special permit.

G.6.c.7. The proposed use is consistent with the 1992 Master Plan, as most recently updated.

The proposed outdoor storage areas are a reasonable and customary use for this type of business. The use of the site is consistent with the Master Plan, as most recently amended in 2007, for the C-3 District.

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 and Special Permit Approval **DECISION NO. 2019-15** at a duly posted meeting of the Board held on **May 12, 2020**.

Voting Planning Board Member

Approved/Not Approve

Walter Byron	Approve
John Weddleton	Approve
Erin Hunt	Approve
Gary Searle	Approve
Chad Peck	Approve

WAIVER REQUESTS

The specific sections of the Rules and Regulations from which waivers are requested and the Planning Board action and reasons for *denial/approval* are listed below. All waivers are subject to the Conditions of Approval, which follow this section.

1. Section 4.19.7.2 Drain pipe material - The Applicant seeks a waiver from RCP drain pipe to allow HDPE pipe.

*The waiver is **granted** because the change in pipe material will not compromise the stormwater management system.*

2. Section 4.19.7.5 Surface Stormwater System- The Applicant seeks a waiver from the requirement to provide a 15 foot wide level berm on the top of the basin.

*The waiver is **granted** because a 5 foot level berm around the top of the basin will provide adequate access for*

maintenance.

3. Section 4.19.7.5 Fencing around basin- The Applicant seeks a waiver to provide a fence around the basin.

*The waiver is **granted** because the stormwater basin is on private property where there aren't children who could fall into the basin. .*

4. Section 4.19.7.5 Tree Easement around the basin - The Applicant seeks a waiver to provide a tree easement.

*The waiver is **granted** because the stormwater basin is on private property and will be privately maintained.*

5. Section 7.4.3.27 Sloped granite edgings - The Applicant seeks a waiver to provide sloped granite edging and to allow a cast in place concrete retaining wall in lieu of cemented stone masonry wall.

*The waiver is **granted** to allow monolithic Cape Cod berm interior to the driveway and parking spaces and to allow a cast in place retaining wall.*

6. Section 8.5.4.12 Sidewalks on existing roadways- The Applicant seeks a waiver to provide a sidewalk along the existing roadway.

*The waiver is **granted** because the applicant has agreed to pay \$4730 to the Town's sidewalk fund to provide sidewalks in other parts of Town in accordance with Complete Streets Plan, Open Space and Recreation Plan and the most recently updated Master Plan 2007.*

CONDITIONS OF APPROVAL

The foregoing conditions shall assure that the Planning Board's decision to approve this site plan is consistent with its current Rules and Regulations, that the comments of various Town boards and public officials have been adequately addressed, and that concerns of abutters and other town residents which were aired during the public hearing process have been carefully considered.

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. Architectural option 1 that includes the farmer's porch, fence in front of the loading dock shall be included in the recommendations of the Design Review Board accepted by the Planning Board relative to the Architectural plans, building specifications and landscape plan are hereby incorporated into this approval. architectural option 1 that includes the farmer's porch, fence in front of the loading dock
3. All elements of access onto and within the site (including any features added in the future) shall conform to the requirements of both the federal Americans with Disabilities Act and the state Architectural Access Board.

4. 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.
5. Prior to any construction, including moving of earth, the applicant shall install all erosion and siltation control measures and these shall be observed by the Planning Board's consulting engineer prior to the start of construction work. These measures shall be maintained in good repair throughout the construction period. Furthermore, the applicant shall take all measures necessary to ensure that no excessive dust leaves the premises during construction.
6. Construction work at the site shall commence no earlier than 7:00 a.m. and is to end no later than 7:00 p.m. Monday through Saturday, including truck and machine start-up and movement. There shall be no work on Sundays or the following legal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas.
7. The applicant shall ensure that utility installation will not interfere with the installation of sidewalks, trees, retaining walls, guardrails or other improvements shown on the plans.
8. Any earth removal shall comply with Town of Norfolk Earth Removal Bylaw. Any earth removal shall comply with the Earth Relocation/Removal requirements of the Planning Board's Rules and Regulations for the Subdivision of Land and Site Plan Approval. Trucks used in earth removal operations shall not operate off-site prior to 9:00 AM and after 3:00 PM, Monday through Friday. On-site truck movements may operate between 7:00 AM and 5:00 PM Monday through Friday.
9. There shall be no off-site tracking of materials. Daily sweeping of roadways adjacent to the site shall be done as needed to ensure that loose gravel/dirt does not create a hazardous or deleterious condition for vehicles, pedestrians or abutting residents.
10. The applicant shall also submit truck routes and employee/contractor access and excavations within public ways and accepted streets to the DPW Director for review and approval, after obtaining all necessary permits and shall provide police details as deemed necessary by the Police Department.
11. The site and its use must comply with all Zoning Bylaws or the applicant must obtain the necessary variances or Special Permits from the Zoning Board of Appeals or Planning Board, as deemed necessary, prior to endorsement of the plan. Any changes to the site plans referenced in this decision must be presented for further approval of the Planning Board and/or modification by way of public hearing.
12. The applicant is required to comply with all applicable portions of Section 7 and 8 of the Rules and Regulations. The applicant may cite individual portions of this section for a waiver request through a modification procedure.
13. The Board reserves the right to place further conditions on this approval upon receipt of requested details, specifications, and revised plans.

14. All waivers that have been granted shall be noted on the face of the site plans presented for endorsement, and the plans changed accordingly.
15. All site plan lettering shall comply with the requirements of the Norfolk County Registry of Deeds.
16. All conditions indicated in this document are to be shown as revisions to the site plan and are to be submitted to the Planning Board and its consultant for review and approval prior to endorsement.
17. A final site plan shall be submitted for endorsement by the Planning Board, with all Conditions for Approval listed in this Decision No.2019-15, duplicated on a plan sheet, within 90 days of the date this decision is filed with the Town Clerk. If not submitted within 90 days, this approval shall expire, unless the deadline for submittal is extended by the Planning Board. Additional sheets may be added; however, all sheets must include a signature block and number.
18. The terms and condition of this Site Plan and Special Permit Approval shall remain in force throughout the duration of this use.
19. The applicant shall furnish two (2) copies of the as-built plans prepared by a registered surveyor to the Building Commissioner and two (2) copies of the as-built plans to the Planning Board. The survey shall tie into NAV88. These as-built plans shall indicate that the structure and the site work were completed in strict compliance with the approved and endorsed Site Plan as conditioned. An electronic copy in a format acceptable to the Planning Board shall also be submitted to the Planning Board prior to the issuance of an occupancy permit.
20. A Stormwater Pollution Prevention Plan (SWPPP) shall be submitted prior to construction for review by the Planning Board's consulting engineer. If after reviewing the SWPPP changes are needed the site plan shall be modified accordingly.
21. A separate standalone Stormwater Pollution Prevention and Operations and Maintenance Plan shall be submitted prior to construction for review by the Planning Board's consulting engineer. A copy of the O and M shall be kept on file with the Planning Board Office.
22. A report shall be provided that documents how water will be supplied for domestic and process purposes and fire protection. The site is intended to be served by an on-site well. The property owner shall comply with all local and state well requirements.
23. No building permit for site construction work shall be issued until proof is supplied to the Planning Board that this decision, together with a copy of the endorsed (Site Layout Plan), has been recorded by the applicant at the Registry of Deeds. No occupancy permit shall be issued and no use of the site shall commence until this site work is completed in accordance with this Site Plan Approval, as determined by the Planning Board following review of the as-built plans and an inspection of the site by the Board or its agent.

24. If any one portion of this Decision is found to be invalid, the remainder shall remain in force.
25. The Planning Board, or its designated agent(s), reserves the right to inspect the site for compliance with the approved site plan, at any time, with the cost borne by the applicant.
26. The applicant shall pay any additional review fees and a site observation fee of \$2000 prior to endorsement of the plan by the Planning Board. All additional fees shall be paid prior to the issuance of a Building Permit.
27. A pre-construction meeting shall be held with the Town Planner, owner, site contractor, Planning Board's consulting engineer prior the start of site construction. It is the responsibility of the applicant to request observations of the work as called for on Form K-2, which is available in the Planning Board office.
28. If there is a conflict between the site plan and these Conditions of Approval, the Conditions of Approval shall rule. If there is a conflict between this Approval and/or site plan and the Zoning Bylaws of the Town of Norfolk, the Zoning Bylaws shall apply.
29. Hay bales, silt fences, burlap filter mitts and all other erosion and sedimentation control measures shall be installed to prevent silt and gravel from entering the roadway and into newly installed drainage system components maintained throughout the construction period. The erosion control measures shall be inspected periodically to ensure they are maintained in good working order. At a minimum they shall be inspected monthly and within 24 hours of a heavy rain event by the Design Engineer and inspection reported to the Planning Board.
30. Hay bales or other approved erosion control measure shall be placed across the construction entrance during times when construction is not active (overnight and on weekends and holidays).
31. If temporary drainage is used to collect storm water until the permanent system is put in place it shall function to sufficiently collect storm water during construction while causing no damage to the permanent storm water management facilities. Unless waived by the Planning Board, the temporary drainage system shall remain in place until all construction, including construction on lots, and landscaping tributary to the permanent drainage system is completed and/or stabilized.
32. This Special Permit must be exercised within twelve months of issue or it will become null and void.
33. 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 is subject to the appropriate fine which is currently three hundred and No/100 (\$300.00) dollars per day per violation.

APPEALS

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.

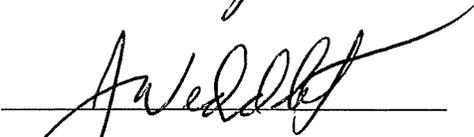
After the appeal period has expired, the applicant must obtain certified notice from the Town Clerk that no appeals have been made. Said notice must be filed with the Registry of Deeds with the accompanying approved site plan. A copy of said recording must be returned to the Town Clerk to complete the 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 after the expiration of the appeal period for the decision, 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, unless the Planning Board finds that the construction or use permitted by the site plan approval was not commenced for good cause.

Said special permit is granted pursuant to Section G4 of Norfolk Zoning Bylaws if the special permit has not commenced by one year from the effective date of the Special Permit, effective date being defined as the date the appeal period is ended if no appeals have been taken, or from that date that any and all appeals taken have been set aside. Any use permitted by Special Permit that is discontinued for a period of one year or more shall cause the Special Permit to lapse. The PERMIT GRANTING AUTHORITY may extend the period if it finds that the construction or use permitted by the Special Permit was not commenced for a good cause.

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

TOWN CLERK
NORFOLK

EARTH REMOVAL PERMIT & NOTICE OF DECISION

360 Main Street, Norfolk, MA

2020 MAY 21 PM 4:50

1. **Applicant:** Camger Coatings Systems Inc., 364 Main Street, Norfolk, MA 02056.
2. **Property Description:** The proposal is for the moving and stockpiling earth on-site at 360 Main Street and shown on Assessors Map 2, Block 6, Lot 3-1.
3. **Term:** This permit shall be effective May 12, 2020 through May 12, 2021, by which the proposed earth removal shall be completed. Upon written approval by the Planning Board, the term of this Permit may be extended in order to allow completion of the work.
4. **Jurisdiction:** The Planning Board is authorized to grant a special permit for earth removal in the Town of Norfolk pursuant to Article VII, Section 1 of the town bylaws. The Applicant filed an Earth Removal Permit Application, not dated and received by the Planning Board on December 23, 2019. A public hearing was held on February 11, 2020, continued to March 10, 2020, and closed on April 14, 2020.
5. **Decision:** At the meeting of the Planning Board on May 12, 2020, a vote (5-0) was taken to grant an Earth Removal Permit to said Applicant for stripping and moving 12,888 cubic yards of earth materials (soil, loam, sand, ledge and gravel), of which none will be stockpiled and used on site and an amount not to exceed 3,000 cubic yards, shall be removed from the site, subject to the terms and conditions set forth below.

Permit Terms & Conditions

- a) **All removal shall be in compliance with the proposed elevation grades shown on the plan referenced above, and on file in the Planning Board Office. Diving for veins of sand, gravel or other earth materials below the specified grade elevations is strictly prohibited. Verified benchmarks shall be used to mark all necessary elevations.**
- b) **The acceptance of this permit by the permit holder (Applicant) shall be deemed to grant an irrevocable license to the officers, agents, employees independent contractors and other authorized representatives of the Town of Norfolk to enter upon said premises for inspectional purposes in order to ensure compliance with the permit, and if determined by the Planning Board, to complete restoration of the premises.**
- c) **Violation of any of the conditions of this permit will be grounds for its revocation, subject to a public hearing. Penalties will be imposed in accordance with town bylaws, Article VII, Section 1.**
- d) **Compliance with other provisions of the Town of Norfolk earth removal bylaws Article VII will be strictly enforced.**
- e) **Work performed herein shall be between 7:00 a.m. and 5:00 p.m., Monday through Friday, excluding legal holidays. No equipment mobilization or demobilization will be allowed except during the**

hours stated. Trucks used in earth removal operations shall not operate off-site prior to 9:00 AM and after 3:00 PM, Monday through Friday.

- f) If there is a problem in the course of construction, it will be fixed within a twenty-four (24) hour period, i.e. dust, noise, erosion control, etc.**
- g) An As Built plan shall be provided once the project is complete to show compliance with this permit.**
- h) The Applicant shall furnish a police detail, if needed, as required by the Chief of Police in order to ensure public safety. The payment of any police detail shall be the sole responsibility of the Applicant. Failure to provide for, or pay for police details shall be reason for suspension of this Permit.**
- i) Any areas disturbed in the course of construction will be covered with loam and seeded, or other suitable means of landscaping will be used per the site plan.**
- j) Any complaints will be addressed and corrected within a twenty-four (24) hour period.**

This permit shall be effective on the dates specified herein.

ACCEPTED BY APPLICANT:

Camger Coatings Systems Inc., 364 Main Street, Norfolk, MA 02056

Date: _____

cc: Building Commissioner
Highway Superintendent
Water Superintendent
Police Chief
Fire Chief

TOWN CLERK
NORFOLK
CONDITIONS OF APPROVAL, 360 Main Street
STORMWATER MANAGEMENT PERMIT
2020 MAY 21 PM 4: 52
NORFOLK PLANNING BOARD

Background: The Planning Board is authorized to grant a permit for stormwater management in accordance with the Town of Norfolk Bylaws, Article VII, Section 7 – Post-Construction Stormwater Management of New Developments and Redevelopments.

The Planning Board has reviewed the application and supporting materials for stormwater management associated with the construction of a 20,000 square foot industrial building with, and associated parking, drainage, landscaping and utility infrastructure. The construction is to be in accordance with the Site Plan Decision No. 2019-15, approved on May 12, 2020. The plan was prepared for Camger Coatings Systems Inc., and submitted by Howard Stein Hudson, 114 Turnpike Road, Suite 2C, Chelmsford, MA 01824. The plan is dated December 6, 2019, and revised on April 3, 2020.

The property consists of 6.2 acres of land. The property is located in the C-3, commercial zoning district.

Findings: The Planning Board has made the following findings regarding this application:

1. A site plan for the development was approved by the Planning Board on May 12, 2020. The plan is not yet endorsed.
2. The proposal meets the following standards of the Massachusetts Stormwater Management Policy:
 - a. No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth. -- *The Planning Board finds that no untreated stormwater is discharged directly to or cause erosion in wetlands or waters of the Commonwealth.*
 - b. Stormwater management systems must be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates. – *The Planning Board finds that post-development peak discharge does not exceed pre-development discharge.*
 - c. Loss of annual recharge to groundwater should be minimized through the use of infiltration measures to the maximum extent practicable. The annual recharge from the post-development site should approximate the annual recharge rate from the pre-development or existing site conditions,

based on soil types. – *The stormwater management system was designed to recharge groundwater on site. Therefore, the Planning Board finds that this criterion is met.*

- d. For new development, stormwater management systems must be designed to remove 80% of the average annual load (post development conditions) of Total Suspended Solids (TSS). It is presumed that this standard is met when:
 - i. Suitable nonstructural practices for source control and pollution prevention and implemented;
 - ii. Stormwater management best management practices (BMPs) are sized to capture the prescribed runoff volume; and
 - iii. Stormwater management BMPs are maintained as designed.

The Planning Board finds that this criterion is met.

- e. Stormwater discharges from areas with higher potential pollutant loads require the use of specific stormwater management BMPs (see Stormwater Management Volume I: Stormwater Policy Handbook). The use of infiltration practices without pretreatment is prohibited. – *The Planning Board finds that this criterion is met.*
- f. Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas (see Stormwater Management Volume I: Stormwater Policy Handbook). Critical areas are Outstanding Resource Waters (ORWs), shellfish beds, swimming beaches, cold water fisheries and recharge areas for public water supplies. – *The Planning Board finds that this criterion is not applicable to this project.*
- g. Redevelopment of previously developed sites must meet the Stormwater Management Standards to the maximum extent practicable. However, if it is not practicable to meet all the Standards, new (retrofitted or expanded) stormwater management systems must be designed to improve existing conditions. -- *The Planning Board finds that this criterion is not applicable because the project is located on an undeveloped site.*
- h. Erosion and sediment controls must be implemented to prevent impacts during disturbance and construction activities. – *The applicant has submitted an erosion control plan. The Planning Board has reviewed the plan and finds that this criterion is met.*

- i. All stormwater management systems must have an operation and maintenance plan to ensure that systems function as designed. *Subject to the conditions below, the Planning Board finds that this criterion is met.*

Conditions of Approval – Stormwater Management Permit at 360 Main Street

The Planning Board, after due deliberation, voted to conditionally approve the Stormwater Management Permit for 360 Main Street subject to the following conditions:

Specific Conditions

1. This permit shall expire if not exercised within one year of the date of endorsement of the site plan.
2. All conditions of Site Plan Decision 2019-15 shall apply to this permit.

General Conditions

3. This permit shall not become effective until the site plan for 360 Main Street is endorsed by the Planning Board.
4. This Stormwater Management Permit shall be reproduced on a sheet of the site plan prior to endorsement.
5. The acceptance of this permit by the permit holder (applicant) shall be deemed to grant an irrevocable license to the officers, agents, employees independent contractors and other authorized representatives of the Town of Norfolk to enter upon said premises for inspectional purposes in order to ensure compliance with the permit, and if determined by the Planning Board, to complete restoration of the premises.
6. Violation of any of the conditions of this permit will be grounds for its revocation, subject to a public hearing. Penalties will be imposed in accordance with town bylaws, Article VII, Section 1.
7. The Planning Board shall hire a licensed professional engineer who shall observe the premises and determine compliance with terms and conditions of this permit. All costs shall be paid by the Applicant for these services.
8. All necessary steps will be taken to minimize soil erosion and siltation from the proposed activity. Siltation measures will be provided to protect catch basins, including silt socks and hay bales.

Waivers

No waivers have been requested.

cc: to Town Clerk, DPW Director, Applicant and Select Board