



# Zoning Board of Appeals Town of Norfolk

1 Liberty Lane  
Norfolk, MA 02056

Tel. (508) 541-8455

## APPLICATION FOR HEARING

### COMPREHENSIVE PERMIT

1. Name of Applicant or Appellant: Norfolk Station, LLC

1a. Mailing address of Applicant: 2075 Main Street, Norfolk, MA Zip Code 02081

Phone 508-947-9170 Email address mike@mpoesq.com

1b. Address or location of property – Subject of the Hearing:  
194 Main Street, Norfolk, MA - Comprehensive Permit pursuant to M.G.L. c. 40B

1c. Owner of the Property: Bella Plaza, LLC

1d. Mailing address of the owner: PO Box 657, Walpole, MA 02081

2. Name of all persons or parties having legal or beneficial interest in the application:  
Alan Quaglieri, Manager

3. List the supplied documents sufficient to prove status as non-profit, limited dividend, or public agency:  
Applicant will enter in a Regulatory Agreement with MassHousing and comply with the applicable limited dividend provisions.

4. List the documents sufficient to prove interest in locus; in case of public agency with eminent domain authority, a statement of interest in acquiring site shall be sufficient to demonstrate interest in property. Documents shall give the precise location of property:  
See P&S between Bella Plaza LLC and Norfolk Station LLC - Tab 4 of bound portion of application on file with the Zoning Board of Appeals.

5. List submitted FHA or MHFA site approvals or other documents showing agency's interest:

See letter dated September 13, 2018 - Tab 3 of bound portion of application on file with the  
Zoning Board of Appeals.

6. List requested exceptions to local codes, ordinances or regulations:

See requested waivers in Tab 6 of bound portion of application on file with the  
Zoning Board of Appeals.

7. Statement of local need for such a development; include any documents to substantiate:

See memorandum that accompanies this application - Tab 2 and Tab 9 (Goal 4) of bound portion of application  
on file with the Zoning Board of Appeals.

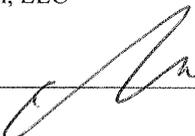
8. Complete a description of the development. The description shall include the following. This Description may be appended to the application form but must include all of the following information:

- X a. Number of units to be built, and acreage.
- X b. The type of building to be constructed: masonry, wood frame, etc.
- X c. Names of the record owner if different from the applicant, and the name of the designer, engineer, architect or surveyor.
- X d. Names of all abutters, and of owners of land next adjoining abutters, as determined from the most recent local tax list.
- X e. General description of proposal system of drainage and sewerage, including adjacent existing natural waterways.
- N/A f. Approval, if necessary, under the Jones Act, Coastal Wetlands Act, the Hatch Act, and the Inland Wetlands Act, respectively. Chapter 130, Section 27A; Chapter 130, Section 105; Chapter 131, Section 40; and Chapter 131, Section 40A of the General Laws.
- X g. Names, approximate location, and widths of adjacent streets.

- X   h. Description of the topography of the site.
- X   i. Floor plan of typical unit, and typical elevations and typical section.
- X   j. Overall site plan of development.
- X   k. To degree reasonably possible, large projects shall contain a statement of the environmental impact in terms of traffic, fire schools, recreation, and the effect on open space and the natural environment.

I hereby request a hearing before the Norfolk Zoning Board of Appeals with reference to the above noted application.

Norfolk Station, LLC

By: Signed: \_\_\_\_\_ Date: December 19, 2018  
                   Alan Quaglieri 

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Title: Manager

Notice: Town Clerk or Agent shall stamp the date received on this application, sign or initial adjacent to the date, and forward the material to the Clerk/Agent of the Board of Appeals.

\_\_\_\_\_ Date: \_\_\_\_\_  
 Town Clerk or Agent