July 28, 2015

Present was James Lehan, Jeffrey Palumbo, Scott Bugbee, Jack Hathaway, Town Administrator, and Marian Harrington, Executive Assistant.

The meeting was held in Room 124, Town Hall. Jim Lehan opened the meeting at 7:30 p.m. Jim announced that the meeting was video and audio taped. Jack read the agenda contents.

TOWN ADMINISTRATOR REPORT
Action Items
Scott Bugbee moved to approve the annual Girl Scout Jamboree & Picnic at the Gazebo on Norfolk Town Hill on Wednesday, September 16, 2015 from 5:00 – 8:00 p.m. and to use the Town Hall and Library parking lots for parking. Jeff Palumbo seconded, and it was **so voted**.

Scott Bugbee moved to appoint Andrea Langhauser for the Precinct 1 member to the CPC, term to expire June 30, 2018. Jeff Palumbo seconded, and it was **so voted**.

ACCEPTANCE OF MINUTES
Scott Bugbee moved to accept the minutes of June 18, 2015; June 30, 2015; and July 15, 2015. Jeff Palumbo seconded, and it was **so voted**.

Jack updated the Board on a few items.

GEORGE VALONE, SOUTHWOOD DEVELOPMENT UPDATE
George Valone and Ray Goff, Town Planner was present. Jim explained why we removed the executive session that was originally put on the agenda. It was put on so that George could update us on negotiations he was having with his developers, which are ongoing and not public. But we decided against the executive session.

Jim thanked the members of the Zoning Working Committee for their hard work on this matter.

Jim said that we are going to review the Agreement page by page and discuss any revisions. Jim said that we had a meeting last week with the residents of Pondville and answered a lot of questions, and heard their feedback. Two issues they were concerned with were water and traffic. We cannot address these issues – water we are working on, and we are not a permitting board so we need to refer the traffic issue to the Planning Board.

Nancy Connors, 30 Everett Street, said what do you mean by "it's on the table"? Jim said we cannot direct this project as to what their entrances will be, etc., because we do not have the jurisdiction. It is the Planning Board.

Richard Connors said that another issue is noise.

George said he is discussing the Agreement between his firm and the Town of Norfolk. This Agreement has been posted on the Norfolk website.

George said he would go through the Agreement and discuss what has changed. This is a contract between them and the Town. He is shooting for 120 affordable units.

George noted on page 2 that the word Proportionally was added to define it a little better. Discussed zoning. Currently C6. Going to ask at fall town meeting to have an overlay district with approval of the 4 uses:

It will allow maximum density. It will never change; never increase. Could be less, but not more.

Water is the impact fee part. $3million of $8 million is for a new well for Norfolk. They will pay connection fees to hook up to the Town of Norfolk water.

George said they would strike the spring/summer because it has to be done. Spring is gone and summer is almost over. It has to be done – doesn't matter when.

They will investigate and remediate any spills at the northeast corner of the hospital. They will have a remediation team, if necessary.

George said it talks about bonding, but we cannot do bonding. It is up to the Planning Board when they do site plan review to require bonding. It is not our authority.

George said affordable housing has changed as far as the amount. He was told if it has a kitchen, it makes it independent living unit, which qualifies. Someone he talked to today said it doesn't matter whether it has a kitchen or not, so he is investigating that, and if it's true, all 180 units will be included instead of 120. We would get credit for all 180 units, which would help our quota. The only difference is that we would have more 40B credits coming to the Town.

Open Space and Recreation – overwhelming decision of the residents not to have the trails, although the Committee thought it was a good idea. The residents said that people would use the trails to get behind the houses and rob them. The area goes to Gillette Stadium and a lot of people walking there do not live around there. They have already had these issues. Jim said they were not aware of that, and it was good that it was brought to our attention.

Betsey Whitney, 26 Valley Street. At the 20th meeting, they discussed the Conservation Restriction that was about 40%. She said they heard comments

that Conservation Restrictions fall apart over time. George said no, they are a deed restricted area that is off limits to developers forever. Jack said that it gets recorded and goes with the property, and once it's there, it's there.

Jack said one of his goals is to try to intersect the sidewalks with the restaurants so that residents will have that connection. We should work collaboratively to make the sidewalks connect. George said that he doesn't own the property, so he doesn't know how that works. Jeff said it's in the right of way, so they would work with him to work it out.

George said the purpose of the Phasing was to make sure the affordable was completed way before the rest of the project. He didn't want everything finished except the affordables. His concern was that there wouldn't be any further restrictions placed on this. It was just an absorption plan.

Ray will try to work on the article for the fall town meeting on the overlay district.

Jim would like a mailing sent to every registered voter explaining this project in detail.

Nancy Connors said that they are going to suffer some if this project passes.

Scott Bugbee moved to agree with this proposal and to send it off to Counsel.

In discussing other matters, Jeff said this has been the best year ever for roadwork. Phenomenal job done by Bob McGhee and his staff.

Jack said Bob would be coming into our meeting for Chapter 90 approvals on August 11.

The Lake Street letter has gone to all the residents. We are working with the insurance counsel to try to get this moving.

At 8:10 p.m., Scott Bugbee moved to adjourn the meeting. Jeff Palumbo seconded, and it was **so voted**.

This is a true and accurate report of the Selectmen's Meeting of July 28, 2015.

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Scott Bugbee, Clerk