

COMMUNITY PRESERVATION COMMITTEE

MEETING

November 1, 2017

Members Present: Bob Paschkw, Betty Lehan, Cyndi Andrade, Paul Terrio, David Turi, Betsey Whitney, Peter Diamond Gregg Damiano

Members Absent: None

Visitors: Brendan Carty 19 Beaverbrook Rd.
 Donna Jones North Street

Meeting called to order @ 7:34 p.m. by Chair Cyndi Andrade

Cyndi showed the committee the Norfolk Community Gardens sign which will be affixed to the shed. It will be facing the parking lot for easy public view. Another sign sponsored by the Selectmen will be added, recognizing Frank Zolli for his participation in the Community Gardens project. Jack Hathaway will be handling.

75 Cleveland Street

There were no Cleveland Street guests at tonight's meeting. Cyndi showed the "Plan of Land", featuring wetland locations and possible build areas designated by circles. A neighbor has approached Cyndi regarding the Town possibly purchasing the property. (see attachment) Reasons would be: 1) Historic, 2) link to existing town owned parcels, 3) risk of 40B development. Some town representatives (John Weddleton and Jim Lehan) have already spoken with the seller. A discussion took place regarding the house itself: could it be used as part of Norfolk Affordable Housing? The consensus seems to be NO, too much work had to be done to bring the building up to state standards. A suggestion was made that the house could be used as a historic community office and other municipal purposes place such as public meetings. But again, No, the site is zoned residential. The concept of spot zoning (as in make the site nonresidential) was briefly addressed but it was felt that the Attorney General would reject it. Jack Hathaway has agreed to approach Town Counsel for legal opinion. Betsy Pyne had recently communicated input to Cyndi from Kelly Broomer (Mass Historical Commission) that the whole property, not just the house, would have to be considered when making a determination as to whether it was or was not a historical site. Betsy Pyne felt it was too complicated-and then, if it were deemed historical site – who would take care of the property? Who would be in charge of upkeep and repairs? The Town has never taken over a private parcel with a building, so past practices do not exist. The complicated discussion continued regarding 75 Cleveland Street. The seller could carve out a section of land to sell privately, or th town could purchase it, or he could donate the house, or he could donate the land and house in total and have a tax deduction or he could just sell the whole thing privately and hope for the best. Several options exist for a developer who purchases the sit: 1) Leave the house, put in a 50' wide driveway to the back, and erect one Estate Lot, 2) Tear the house down, put in a cul da sac, 500' minimum, would get him two houses (unless given a waiver), 3) 40B development, but at this point we do not have a preliminary estimate of the number of houses that could fit in there. The site might not be attractive to a 40B developer as well as the likelihood of a 2-3 year wait before applying for a 40B permit (Norfolk already has the maximum number of concurrent 40B's going on at the moment.), 4) And it's a

61A Agricultural Its listed by National Heritage as an endangered species site. Question: Can wetlands be crossed by a boardwalk? This is an unknown. Another Question: Can a road and parking lot be put in to access the open space parcel at the end of Winston? The committee acknowledged that many open-ended questions exist surrounding the parcel at 75 Cleveland St. Cyndi distributed the land ranking criteria which we have actually done as a preparatory exercise in the past when considering a new application to CPC. She will make sure the new members have sufficient information to understand the process, and will refresh memories of present members.

There is no need for this committee to be proactive regarding 75 Cleveland St. until it formally comes before the town. Cyndi has been given the name of a good wetlands specialist who has done work for the Town of Norfolk in the past.

387 Main Street

Bounds are done. Anyone want to walk it? Several members expressed an interest. Cyndi wants to measure then existing bounds for the installation of chains and to determine placement of a "No Trespassing sign."

Recreation Commission Report

Regarding wells at Freeman-Kennedy Elementary School: nothing has been done to date. Regarding Town Pond: It is on the November 7 Recreation agenda and hopefully information can be provided at the December CPC Meeting.

Warelands

The house was sold to the bank for approximately \$700,000.00 Musto is now out of the picture. The bank will probably sell the site which is also a 61A property.

Other

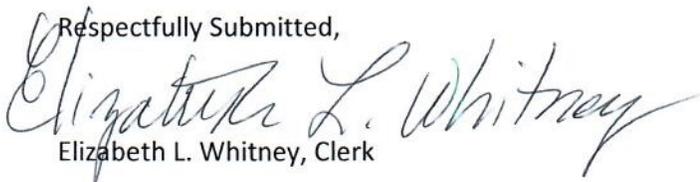
Betty Lehan had a question regarding the trail around the horse farm off Maple Street and Shady Way. It may be necessary for CPC to produce trail maps, the committee reviewed and discussed them, vote, and follow through later to determine adherence to specifications. Can we consider this topic again at a subsequent meeting? In the meantime, Dave Turi will work with Janet DeLonga on collecting information.

Adjourn

Betty Lehan made a motion to adjourn. Motion seconded by Paul Terrio. Meeting adjourned at 8:25 p.m.

Next Meeting: December 6, 2017 7:30 p.m.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Elizabeth L. Whitney". The signature is written in a cursive style and is positioned above the printed name.

Elizabeth L. Whitney, Clerk

For Michele Thoener