

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, February 11, 2014

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Steve McClain

Vice Chairman: Peter Chipman

Clerk: Walter Byron

Members: Michelle Maheu, Jeff Palumbo

Associate Member:

Others: Betsy Fijol, Tom Houston, Gino Carlucci (Absent)

Steve McClain called the meeting to order at 7:35 pm and informed the audience that the meeting is being audio and video taped.

New Business

Time: 7:35 p.m.

Project: **Cont'd Review 242 Dedham St/Leo's Landing Site Plans for endorsement**

Comments: Peter moved to continue the discussion to 2/25/14 at 7:30 pm. Walter seconded the motion. The motion carried unanimously.

Time: 7:36 pm

Project: **Toils End Farm/Fox Run Subdivision request for lot releases (Lots 10,11,12,18,19,20,21,75,76,77,78,26,27,28)**

Applicant: Mark Mastroianni/ Pulte Homes of NE

Comment: Mr. Mastroianni said that he is requesting the release of 14 additional lots from the Planning Board covenant. Tom Houston provided a cost to complete in the amount of \$850,000. The Town is currently holding a bond in the amount of \$1,255,000.00. 15 lots were previously released by the Board. 5 homes have been sold and occupied and another 4 are under construction.

Steve inquired about the affordable component. Mr. Mastroianni said that three of the five affordable houses are completed and occupied.

Steve commented that the signage on Maple Street is not allowed. Mr. Mastroianni said that the sign is actually on Warren Drive and can be removed at the time the town accepts the roadway.

Jeff moved to reduce the present bond for Toils End Farm/Fox Run Subdivision Phases I & II from \$1,255,000.00 to \$850,000. Peter seconded the motion. The motion carried unanimously.

Peter moved to release Toils End Farm/Fox Run Subdivision lots 10,11,12,18,19,20,21,75,76,77,78,26,27,28 as shown on the approved definitive subdivision plan endorsed 11/18/10. Jeff seconded the motion. The motion carried unanimously.

Time: 7:50 pm

Project: **Cont'd Public Hearing for MacArthur Ave 1-Lot Subdivision**

Applicant: Paul Cutler/Landmark Engineering, John Robbins/Applicant's Agent

Comment: The continued hearing for MacArthur Ave was called to order at 7:50 pm. Mr. Cutler presented the definitive subdivision plan for one proposed lot. The property is in the R-2 zoning district, has an area of 1.29 acres and has 317.66 feet of frontage on MacArthur Ave. A 16-foot wide paved road is proposed that is about 380 feet long to the end of the frontage of the lot. The stormwater will be handled by two leaching catch basins at the end just before Lakeshore Drive. The access from Lakeshore Drive to the end of the frontage of the lot is fairly steep with a maximum grade of 12%, which exceeds the Planning Board Rules & Regulations.

Mr. Robbins asked if the Board would entertain the concept of installing a driveway off Lakeshore Drive.

Peter said he'd like to see some feedback from Bob McGhee, Fire Chief Bushnell and Town Counsel.

Tom Houston provided a review memo dated 12/30/13.

Michelle indicated that the Board is in receipt of a review memo from the Conservation Commission.

Peter said that it needs to be determined if MacArthur Ave is an ancient road.

Tom said that it needs to be determined if it is a public or private way. If MacArthur Ave is a public way, then the Selectmen with advice from the DPW would have to approve any work in the public way.

Steve opened the hearing up for public comment:

Tony Difilippo, 66 Lakeshore Dr, said he has been maintaining a portion of MacArthur Ave. He said it is his understanding that the road was abandoned and the abutter own up to the center line.

Cindy Marden, 69 Priscilla Ave, said that she is concerned about her well. She asked about the existing trees.

Jay Beausang, 67 Priscilla Ave, said that he was also told that MacArthur Ave was abandoned.

Peter moved to continue the hearing for Macarthur Avenue subdivision to 3/18/14 @ 7:30 pm. Jeff seconded the motion. The motion carried unanimously.

Project: **Sandy Knoll Estates II Earth Removal Permit Discussion**

Applicant: Bill Ronca & Mike DiNapoli/Maple Sands Corp.

Comment: Steve asked for a status update on the subdivision. Mr. Ronca said that they were doing some grading as a result of the perc tests that were performed and witnessed by the Board of Health.

Mr. Ronca said he would like the Board to prepare a cost to complete so that he can post a bond for the completion of the roadway.

Steve asked how much earth movement has been done and how much has to be done. Mr. Ronca said that the lots have been perc tested and septic plans can now be designed. The plans will show how much earth will need to be removed in order to construct the homes on those lots.

Michelle said that at the site meeting on 10/5/13, Mr. DiNapoli indicated that earth was being removed from the

hill and moved to Franklin.

Mr. Ronca said that he thought he had addressed all of the abutter's concerns.

Tom said that the new quantity of earth removal based upon the plans should be submitted.

Paul Butters, Kingsbury Road, said that he has lived there for 30 years and construction has been going on for 15 years. He said that earth work happened on Veterans Day and now he has a crack in a window.

Walter said that the Board is in receipt of a letter from Mr. Butters dated 2/10/14.

The Board seemed satisfied that there is now a working plan going forward.

Time: 9:15 pm

Project: Norfolk Airport Property Presentation

Applicant: Steven Johnson/Sage Advisors, Susan Spears/Metacomet Land Trust

Comment: Mr. Johnson said that there is a proposal for the town to purchase the Norfolk Airport property using Community Preservation Committee funds. The property consists of a total of 192 acres in 8 parcels of land and is enrolled in Chapter 61A agricultural use. He said he is here to see how the town views this property. The current owners have tolerated the use of informal passive recreation over the years. It is proposed to have a conservation restriction on the property and an affordable housing component. The next step is to use private funds to determine the best use of the property.

There are flood plain constraints on the property. There is a lot on Priscilla Avenue which may be an opportunity for an affordable house.

Tom Houston said that he volunteered his time to the Community Preservation Committee to prepare a build out analysis many years ago. The flood plain is a significant constraint on the property.

The Board thanked Mr. Johnson for his presentation.

Project: Cont'd Public Hearing for 77 Rockwood Rd/11 Stacey Rd Estate Lot Special Permit

Comment: The Board is in receipt of a request from the applicant for a continuance of the public hearing.

Michelle moved to continue the hearing to 2/25/14 at 8:00 pm Walter seconded the motion. The motion carried unanimously.

Time: 9:50 pm

Project: 106 Main Street Site Plan Continued Public Hearing

Applicant: Jim Pavlik/Outback Engineering, Peter Chipman/Applicant

Comments: The continued public hearing for 106 Main Street was called to order at 9:50 pm. Peter Chipman recused himself as a Board member.

Mr. Pavlick said that since the last meeting, they met with the Zoning Board for a Special Permit for the density. They took another look at the project and a Planned Multi Lot Development (PMLD) may simplify the project, which is by Special Permit by the Planning Board. They eliminated 4 duplexes. Each lot would be divided into 3 lots with 24 units on 106 and 18 units on 108 Main St. This is a reduction of 4 units on each parcel. The Board was in agreement that the project will require a traffic study and will outline the parameters. Visitor parking was dispersed more throughout the site.

Public comments:

Bob Nicomedus suggested that a strip of land that touches MBTA may provide emergency access.

Ellen Rao asked what percent would add to the Town's affordable housing bank. She asked what the traffic study provides. Steve replied that the traffic study will evaluate the impact this project would have to the intersections at the roundabout and Seekonk Street. Tom said it counts existing conditions.

Ron Ober, 62 Main St, said that a traffic study should be done.

Peter Diamond, Seekonk St, asked if it is typical for site plans to change. He asked if open space is considered. Mr. Pavlick pointed out the open space area on the property.

Mr. Pavlick said he is looking for Board's feedback on the PMLD concept.

Al Rao spoke from a realtor perspective and said that he feels there is a significant need for this type of housing in Norfolk.

Paul Combe commended the Board and said the process is working. He inquired about the PMLD.

Steve moved to continue the hearing to 3/18/14 at 8:00 pm. Walter seconded the motion. The motion carried unanimously.

Time: 10:25 pm

Project: **108 Main Street Site Plan Continued Public Hearing**

Applicant: Jim Pavlik/Outback Engineering, Mujeeb Ahmed/Applicant

Comments: Steve moved to continue the hearing to 3/18/14 at 8:15 pm. Walter seconded the motion. The motion carried unanimously.

Time: 10:30 pm

Project: **Discuss Annual Town Meeting Warrant Articles**

Comment: At the request of the owners of 194 Main Street, the Board is proposing a Town Meeting Warrant Article to allow a landscape business in the B1 zoning district based on a Special Permit by the Planning Board or Zoning Board of Appeals. Bob Nicodemus said he will work with Gino on drafting an article that will address the noise concerns. The draft article will be submitted to the Zoning Bylaw Study Committee for edits.

The Board will be proposing a street acceptance article for Essex Street.

Time: 9:45 p.m.

Project: **Review of 9 Shire Drive Site Plan, Special Permit & Stormwater Management Permit Decisions**

Comments: The Board reviewed the draft decisions for 9 Shire Drive and will continue at the next meeting.

Time: 10:15 pm

Project: **Establish Bond for Mill River Heights Subdivision**

Applicant: A. DiMartino Construction, Inc.

Comment: Peter moved to establish the bond for Mill River Heights in the amount of \$242,400, which includes a 25% contingency. Michelle seconded the motion. The motion carried unanimously.

Next Meeting & Schedule

Tuesday, February 25, 2014 & Tuesday, March 18, 2014

Adjournment

Walter moved to adjourn the meeting at 11:00 pm. Jeff seconded the motion. The motion carried unanimously.

Respectfully submitted,



Walter Byron, Clerk

