

# PLANNING BOARD

1 Liberty Lane  
Norfolk, MA 02056

## MEETING MINUTES

**Date of Meeting:** Tuesday, February 25, 2014

**Place:** Town Hall Room 105C

### PLANNING BOARD MEMBERS ATTENDING:

**Chairman:** Steve McClain

**Vice Chairman:** Peter Chipman

**Clerk:** Walter Byron

**Members:** Michelle Maheu, Jeff Palumbo

**Associate Member:** Andrea Langhauser

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

Steve McClain called the meeting to order at 7:39 pm and informed the audience that the meeting is being audio and video taped.

### New Business

Time: 7:40 p.m.

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

Comments: Walter moved to continue the discussion to 3/18/13 at 9:00 pm. Michelle seconded the motion. The motion carried unanimously.

Time: 7:45 pm

**Project: Dunkin Donuts/134 Main St Site Plan Modification for drive-thru modification**

Applicant: John & Ted Primpas/Applicant, Paul Cutler/Landmark Engineering of N.E.

Comment: The public hearing was called to order at 7:45 p.m. Walter read the Notice of Hearing into the public record.

Mr. Cutler presented the proposed site plan to modify the drive-through by constructing a separate drive-through to the east of the existing parking area. The existing parking lot would no longer be allowed to circulate around the building and would be limited to using the Main Street curb cut for both entering and exiting.

Tom Houston outlined his peer review memo dated 2/24/14. He said that Mr. Cutler has already addressed many of his comments. Tom commented that the most significant issue is that there needs to be another catch basin for the back portion of the lot.

Peter inquired about future development of the adjacent land. Mr. Primpas said that they would like to develop that land in the future. Access to that lot would be from the right of way.

Michelle said it would be nice to see landscaping changes reflected in a landscaping plan, which includes the dumpster detail.

Steve asked about the lighting. Mr. Primas said that said they will be changing out the fixtures of the two parking light poles and adding a three-headed fixture, as opposed to the two-headed fixture that is currently there.

Michelle moved to continue the hearing to 3/18/14 at 7:55 pm. Walter seconded the motion. The motion carried unanimously.

Time: 7:50 pm

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

Applicant: Frank Bonvie

Comment: The Board is in receipt of a request for a continuance of the hearing to 3/18/14 because the applicant is meeting with the Conservation Commission on 3/12/14. Michelle moved to continue to 3/18/14 at 8:45 pm. Walter seconded the motion, and the motion carried unanimously.

Time: 8:40 pm

Project: **Discussion re: potential "Green Energy" Subdivision off Myrtle/Gold Streets**

Applicant: Gary Hunt, Joseph DiPetro, Bob Gill, Roger Singh/Solid NetZero Buildings

Comment: The team explained some of their energy efficient products such as the insulated concrete forms (ICF) for the foundation, solar panels, Edison batteries, LED lighting, geo-thermal heating/cooling. Their goal is to construct buildings that are as self-sustaining as possible while creating an unparalleled finished product. Mr. Hunt said they are looking in to a potential 5-lot subdivision on a 9 acre parcel at Myrtle & Gold Streets.

Jeff suggested that they reach out to the Town's Energy Committee.

Time: 9:40 pm

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

Applicant: WFM Enterprises, LLC

Comment: Peter moved that waiver requests 1-12 be granted in the site plan decision #2013-13 for 9 Shire Drive. Michelle seconded the motion. The motion carried unanimously.

Peter moved to approve site plan decision #2013-13 for 9 Shire Drive. Jeff seconded the motion. The motion carried unanimously.

Peter moved to approve Special Permit Decision #2013-14 for 9 Shire Drive. Walter seconded the motion. The motion carried unanimously.

Peter moved to approve the Stormwater Management Permit for 9 Shire Drive Jeff seconded the motion. The motion carried unanimously.

Time: 10:00 pm

Project: **Discuss Town Meeting Warrant Articles**

Comment: Peter Chipman recused himself from the discussion as a Planning Board member regarding proposed zoning articles related to the B-1 district.

The Board will continue the discussion at the next meeting.

Time: 10:40 pm

Project: **Discussion on Parameters for 106/108 Main Street Traffic Study**

Comment: Peter Chipman recused himself from the discussion as a Planning Board member.

The Board agreed to accept Tom Houston's parameters for the traffic study for 106 & 108 Main Street projects and that a clarification of the number of units for build out be added to the study.

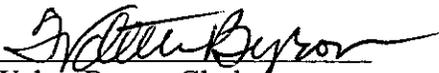
## Next Meeting & Schedule

Tuesday, March 18, 2014

## Adjournment

Walter moved to adjourn the meeting at 11:05 pm. Jeff seconded the motion. The motion carried unanimously.

Respectfully submitted,

  
Walter Byron, Clerk