

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, March 18, 2014

Place: Town Hall Room 105C

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Steve McClain (arrived at 8:15 pm)

Vice Chairman: Peter Chipman

Clerk: Walter Byron

Members: Michelle Maheu, Jeff Palumbo

Associate Member: Andrea Langhauser

Others: Betsy Fijol, Tom Houston, Gino Carlucci

Peter Chipman called the meeting to order at 7:38 pm in Steve McClain's absence and informed the audience that the meeting is being audio and video taped.

New Business

Time: 7:38 p.m.

Project: **Continued Public Hearing for Macarthur Avenue 1-Lot Subdivision**

Applicant: Paul Cutler/Landmark Engineering of N.E. & John Robbins/Representative for Applicant

Comments: Mr. Cutler explained that the build factor, 200' circle and zoning setbacks have been added to the plan. He stated that Macarthur Ave is a private way and does not have the correct width to be a public road. His view is that Macarthur Ave has never been abandoned by the Town. He said that a 12% roadway grade is proposed and is it proposed to be developed as a 16' wide, 193' long private road just to the lot.

Michelle said access to this lot makes sense from Lakeshore Drive and asked about any future development on Macarthur Ave.

Walter said that there is nothing being proposed that would change the difficulty of developing any other lots on Macarthur Ave.

Andrea commented that a 12% grade is a significant grade.

Bob McGhee said the Department of Public Works is in no hurry to make this a town accepted street. Future looping of a water line from Hunter Avenue to Macarthur Avenue would be beneficial to the Town.

Tony Defillipo, 66 Lakeshore Drive, would prefer that a public road be constructed and maintained by the town.

Cindy Marden, 69 Priscilla Ave, asked how is it possible for the applicant to make improvements to property they don't own.

Gino said that generally in situations like this, any abutter that has the right to use the private road has the right

to make improvements to the private road. Tom said they cannot make significant improvements and they can only do improvements to make it passable.

John Robbins said there was a plan approved in 1992 that showed a cul de sac.

Michelle said that a title investigation should be done and terms of agreement should be done between the 3 affected parties.

Steve said the Planning Board set a precedent by allowing a road 20' wide on Toils End Road off Grove Street.

Paul said that drainage is to be handled by two catch basins into a leaching facility.

Moved to continue the hearing to 4/15/14 at 7:30 pm. Michelle seconded the motion. The motion carried unanimously.

Peter moved to extend the subdivision decision deadline to May 31, 2014, as per the request of the applicant's representative. Walter seconded the motion. The motion carried unanimously.

Time: 9:05 p.m.

Project: **Continued Public Hearings for 106 & 108 Main Street Site Plan**

Comments: Steve called the continued public hearings for 106 & 108 Main Street site plans to order. Peter Chipman recused himself as a Board member.

The Board is in receipt of a request from the applicants for a continuance of the hearings to the next meeting.

Michelle moved to continue the hearing for 106 Main Street to April 15, 2014 at 8:00 pm and the hearing for 108 Main Street to April 15, 2014 at 8:05 pm. Walter seconded the motion. The motion carried unanimously.

Time: 9:07 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 continued public hearing was called to order at 9:07 p.m. Mr. Cutler said that he has updated the site plan as a result of the last meeting. The landscape plan was revised and the drainage was revised as a result of PSC's review comments.

Tom Houston said that spot grades should be added to the plan. He has concerns about the way the new catch basin is connected to the drainage system. These issues will be corrected.

The Board agreed that all of the outstanding issues have been addressed.

Jeff moved to close the hearing for the site plan modification for Dunkin Donuts located at 134 Main Street. Michelle seconded the motion. The motion carried unanimously.

Time: 9:27 pm

Project: **Bob McGhee Updates**

Comments: Bob said that he is having a problem with the new site contractor for the Toils End Road/Fox

Run Subdivision because they are not using the specified material for the roadway construction. The Board agreed to send a letter to Pulte Homes to instruct them to follow Bob's advice. Gino will draft this letter. Bob told Pulte that he wants a full time inspector to remain on site on a daily basis that will report back to him.

Time: 9:45 pm

Project: **Bond Establishment & Release of Lots 16, 17, 31 & 32 Wright's Farm Road-The Preserve at**

Keeney Pond

Applicant: John Weddleton/Professional Developers

Comments: Mr. Weddleton said that the DPW has provided a cost to complete for Wright's Farm Road in the Preserve at Keeney Pond subdivision in the amount of \$49,313.

Mr. Weddleton requested that 75% of the required 80 White Pine trees at the top of the slope of the detention area be reduced to 20 trees. Mr. Weddleton said the existing 40-60' Pine trees would have to be removed in order to plant the new trees, which is redundant. The whole inside of the basin is solid White Pine seedlings.

The Board agreed to reduce the number of required White Pine trees at the top of the slope of the detention area by 75% from 80 to 20 trees.

Peter moved to approve the cost to complete for Wright's Farm Road in The Preserve at Keeney Pond subdivision, Station 13+00 to 8+00, in the amount of \$49,313. Steve seconded the motion. The motion carried unanimously.

Michelle moved to release lots 16, 17, 31, & 32 on Wright's Farm Road in the Preserve at Keeney Pond. Walter seconded the motion. The motion carried unanimously.

Time: 10:10 p.m.

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

Applicant: Alan Quaglieri/Applicant, Louis Caccavaro/Attorney

Comments: Tom Houston said that he has received a properly prepared drainage report and a properly prepared survey plan for Leo's Landing at 242 Dedham Street. The drainage report, prepared by Richard Merrikin, is properly done in accordance with standard engineering practice and with the Planning Board Rules and Regulations, but there are a few technical revisions that are needed. The new survey plan is acceptable.

Mr. Quaglieri said that he has a mylar plan of the new survey plan to insert into the site plan set.

Peter moved to endorse the mylar site plans for 242 Dedham Street subject to satisfactory review and agreement of the drainage report between Merrikin Engineering & PSC. Jeff seconded the motion. The motion carried unanimously.

Mr. Houston said that he has also received supplemental information for Pondville Plaza at 0 Valley Street and that is still under review.

Time: 10:48 pm

Project: 3 Proposed Lots on Priscilla Avenue

Applicant: Chris Nation/Norfolk Development & Construction

Comments: Mr. Nation presented a conceptual plan to potentially develop 3 lots on the unconstructed portion of Priscilla Avenue. He asked the Board for advice on how to proceed.

Peter asked if the abutting wells would be a problem. Mr. Nation replied that the proposed septic system would have the required setbacks to the abutting wells.

Steve said lot sizes would need to comply with current zoning for minimum lot sizes unless the lots are grandfathered. The lots may be considered pre-existing, non-conforming lots. They would need frontage on Priscilla Avenue, so Priscilla Avenue would need to be constructed.

Time: 11:17 p.m.

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

Applicant: Ron Bonvie

Comments: The continued hearing was called to order at 11:17 pm. Mr. Bonvie explained that the Conservation Commission has amended their order of conditions and approved the revised plan.

Peter moved to close the Special Permit hearing for the Estate Lot at 11 Stacey Road. Jeff seconded the motion. The motion carried unanimously.

Time: 11:30 p.m.

Project: **Cottage Carwash/36 Pine Street As-Built Review & Request for Temporary Occupancy**

Applicant: Michael Brabants/Applicant, Rick Goodreau/United Consultants, Joseph L. Mitchell, Jr./Attorney

Comments: Tom Houston provided a cost to complete for Cottage Carwash at 36 Pine Street in the amount of \$135,000. Attorney Mitchell said that the carwash is requesting temporary occupancy with the condition that the outstanding items will be completed within a certain amount of time.

Mr. Goodreau said the main items to be completed are the vertical curb on the front of the building and the final asphalt paving. The landscaping and striping will then be completed by the middle to the end of May, depending on the weather.

Peter moved to accept the cost to complete and recommends that the Building Department issue temporary occupancy with the condition that the outstanding items on the punch list be completed by June 30, 2014. Michelle seconded the motion. The motion carried unanimously.

Time: 11:44 p.m.

Project: **Maple Park Estates ANR Plan**

Applicant: Wesley Realty Trust

Comments: Jeff moved to endorse the Maple Park Estates ANR plan dated 1/13/14. Peter seconded the motion. The motion carried unanimously.

Project: **240 Dedham Street Site Plan Modification**

Applicant: Hugo DiMartino

Comments: Jeff moved to notify Hugo that the site plan modification decision & special permit for 140 Dedham Street will be denied unless he grants the Planning Board an extension by April 3, 2014. Michelle seconded the motion. The motion carried unanimously.

Project: **Discuss Town Meeting Warrant Articles**

Comment: The Board scheduled the public hearing for the Town Meeting Warrant Articles for April 29, 2014.

Time: 11:55 pm

Project: **Community Preservation Committee Representative Appointment**

Comments: Peter moved to appoint Andrea as the Planning Board's CPC representative. Jeff seconded the motion. The motion carried unanimously.

Next Meeting & Schedule

Tuesday, April 15, 2014

Adjournment

Walter moved to adjourn the meeting at 11:59 pm. Jeff seconded the motion. The motion carried unanimously.

Respectfully submitted,


Walter Byron, Clerk