

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, April 15, 2014

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Steve McClain (arrived at 8:05 pm)

Vice Chairman: Peter Chipman

Clerk: Walter Byron

Members: Michelle Maheu, Jeff Palumbo

Associate Member: Andrea Langhauser

Others: Betsy Fijol, Tom Houston, Gino Carlucci (Absent), Ray Goff/Town Planner

Peter Chipman called the meeting to order at 7:41 pm in Steve McClain's absence and informed the audience that the meeting is being audio and video taped.

Peter welcomed the new Town Planner, Ray Goff.

New Business

Time: 7:42 p.m.

Project: Continued Public Hearing for Macarthur Ave 1-Lot Subdivision

Applicant: John Robbins/Representative & Paul Cutler/Landmark Engineering of NE

Comments: Mr. Cutler explained that the slope of the roadway has been revised from a 12% to an 11% grade. Catch basins were added at the bottom of the roadway before it gets to Lakeshore Drive. The length of the road is now proposed to be 200'. A retaining wall is also proposed.

The Board agreed that the legal issues still have to be resolved to see if they have the right to improve the roadway and will ask Gino to provide an opinion on this matter.

Norman Mullany, 89 Medway Street, explained that he was a Planning Board member in the 80s. He said that the Planning Board's policy does not allow private ways. The grades for this roadway are extremely steep and the design does not comply with public safety and DEP standards.

Paul Griffin, 26 Hunter Avenue, he said he believes this issue needs to be reviewed by Town Counsel first to determine if they have the right to improve the road. He said the DPW wrote a letter that said that Macarthur Avenue was not a developable road when the homeowner at 28 Hunter Avenue tried to expand their house.

John Robbins said that based on the information that he's read in the Planning Board file base on when this lot was approved in 1992, Macarthur Avenue has the right to be developed.

Ray Mullaney, 56 Lakeshore Drive, said he worked for the DPW for 13 years explained that there are safety concerns with developing this road because of the steep grade.

John Robbins said this is a perfect opportunity for the town to develop a policy for developing private roadways.

Peter moved to continue the public hearing to May 6, 2014 at 8:00 pm. Michelle seconded the motion. The motion carried unanimously.

Time: 8:14 pm

Project: **Initial Public Hearing for T-Mobile/100 Pond Street Special Permit to modify an existing wireless communication facility**

Applicant: Amber Debole/ T-Mobile Agent

Comment: Steve called the public hearing to order for T-Mobile at 100 Pond Street to order at 8:14 pm. Walter read the Notice of Hearing into the public record.

Ms. Debole explained that this is a modernization upgrade project for the existing T-Mobile wireless communication facility located at 100 Pond Street. It is proposed to swap out the 3 antennas on the existing monopole and add an additional equipment cabinet to the base of the monopole. It is also proposed to install a hybrid cable along the interior of the tower.

The Board asked Betsy to send Gino the original Special Permit decision that was issued by the ZBA for T-Mobile on this site.

Michelle moved to close the public hearing for T-Mobile at 100 Pond Street Special Permit to modify an existing wireless communication facility followed by Gino's review of the original Special Permit & the review of the site conditions. Jeff seconded the motion. The motion carried unanimously.

Project: **106 Main Street Site Plan Review Continued Public Hearing**

Comment: Peter Chipman recused himself from the discussion as a Board member. The Board is in receipt of a request for a continuance of the public hearing for 106 Main Street site plan. Walter moved to continue the public hearing for 106 Main Street site plan to May 6, 2014 at 8:15 pm. Michelle seconded the motion. The motion carried unanimously.

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

Comment: Peter Chipman recused himself from the discussion as a Board member. The Board is in receipt of a request for a continuance of the public hearing for 108 Main Street site plan. Walter moved to continue the public hearing for 108 Main Street site plan to May 6, 2014 at 8:20 pm. Michelle seconded the motion. The motion carried unanimously.

Time: 8:34 pm

Project: **Discuss Leo's Landing/242 Dedham Street & Pondville Plaza/0 Valley Street updates**

Applicant: Al Quaglieri & Attorney Louis Caccavaro

Comment: Mr. Caccavaro explained that the Board endorsed the mylar site plan for 242 Dedham Street at the meeting on March 18, 2014 with the condition that the plans will be released when Tom Houston is satisfied with the drainage report. Mr. Caccavaro said it is his understanding that this condition has been satisfied and the Board will now release the endorsed mylar site plans. He said that Mr. Quaglieri has received a written proposal for someone to purchase 242 Dedham Street. Mr. Caccavaro also request extensions for the 242 Dedham Street Site Plan and Special Permit decisions because they are coming up on the anniversary date.

Steve moved to accept the changes to the survey plans dated 11/21/13 and the new drainage report prepared by Merrikin Engineering dated 2/17/14 for Pondville Plaza at 0 Valley Street as a minor modification. Michelle seconded the motion. The motion carried unanimously.

Steve moved to accept the drainage report dated 2/17/14 by Merrikin Engineering and to accept the survey plans last dated 11/21/13 for Pondville Plaza at 0 Valley Street. Walter seconded the motion. The motion carried unanimously.

Mr. Caccavaro explained that Mr. Merrikin & Mr. Houston are getting together this coming Monday to review the drainage calculations for Leo's Landing at 242 Dedham Street.

Peter said that he feels that the applicant has done his due diligence in addressing all outstanding issues and the mylar site plans for 242 Dedham Street should be released to the applicant.

John Weddleton, 7 Trailside Way, said that there was a list of waivers granted during the initial site plan review for 242 Dedham Street and the Board should be consistent to the applicant with this updated site plan.

Peter moved to accept the new drainage report prepared by Merrikin Engineering dated 2/17/14 for Leo's Landing at 242 Dedham Street as a minor modification. Walter seconded the motion. The motion carried unanimously.

Peter moved to accept the drainage report dated 2/17/14 by Merrikin Engineering for Leo's Landing at 242 Dedham Street. Walter seconded the motion.

Peter moved to release the mylar site plans to the applicant for Leos' Landing at 242 Dedham Street. Walter seconded the motion. The motion carried unanimously.

Michelle moved to extend the expiration date of Leos' Landing/242 Dedham Street Site Plan Modification Decision #2013-02 to May 4, 2015. Walter seconded the motion. The motion carried unanimously.

Michelle moved to extend the expiration date of 242 Dedham Street Special Permit Decision #2013-03 to May 4, 2015. Walter seconded the motion. The motion carried unanimously.

Time: 9:10 pm

Project: **Pre-submission Review of Priscilla Avenue Lots**

Applicant: Chris Nation

Comment: Mr. Nation said that he previously met with the Board to discuss 3 potential house lots off the unimproved section of Priscilla Avenue. Mr. Nation presented a revised conceptual plan showing 2 house lots off a 483' long cul de sac with a 24' wide road. The frontage on one lot is 200' and the other is 230'. Steve said the radius should not be considered part of the frontage.

The Board recommended that he speak to Bob Bullock because of the zoning issues that exist with lot size and frontage. Once the lots are combined, the lots loose grandfathering and have to comply with current zoning.

Time: 9:25 pm

Project: **Pre-Submission Review-9 Lot Subdivision off Holbrook Street**

Applicant: Tom DiPlacido, Rick Goodreau/ United Consultants

Comment: Mr. Goodreau explained that he has laid out a conventional subdivision and wanted to discuss the option of an open space subdivision with the Board. This will improve sight distance issues at the site because of the sharp corner on Holbrook Street. The conventional subdivision plan shows 7 proposed lots in the subdivision and 2 ANR lots off Holbrook Street.

Steve recommended the installation of a sidewalk along Holbrook Street.

Michelle said that an open space subdivision is a great opportunity to improve the sight line issue. She would recommend a one way enter/exit to the site rather than two egresses. A permanent site line easement could be

built into the order of conditions.

Project: Review of Special Permit Decision for the Estate Lot at 11 Stacey Road

Comment: Peter moved to accept the Special Permit decision #2013-15 for the Estate Lot for 11 Stacey Road with the edits as discussed. Michelle seconded the motion. The vote on the motion is as follow: Walter Byron-Aye, Michelle Maheu-Aye, Peter Chipman-Aye, Jeff Palumbo-Aye, Steve McClain-Aye.

Project: Review 9 Shire Drive Site Plan for Endorsement

Applicant: Kevin Wallace/WFM Enterprises

Comments: Peter moved to approve and endorse the site development plan for 9 Shire Drive, dated 11/13/13 with a final revision date of 1/28/14. Walter seconded the motion. The motion carried unanimously.

Project: Approval of Meeting Minutes

Comment: Walter moved to approve the meeting minutes of 1/7/14, 1/30/14 & 2/25/14. Steve seconded the motion. The motion carried unanimously.

Next Meeting & Schedule

Tuesday, April 29, 2014 @ 7:30 pm & Tuesday, May 6, 2014 @ 8:00 pm

Adjournment

Andrea moved to adjourn the meeting at 10:10 pm. Walter seconded the motion. The motion carried unanimously.

Respectfully submitted,


Walter Byron, Clerk