

# PLANNING BOARD

1 Liberty Lane  
Norfolk, MA 02056

## MEETING MINUTES

**Date of Meeting:** Tuesday, May 6, 2014

**Place:** Town Hall Room 124

### PLANNING BOARD MEMBERS ATTENDING:

**Chairman:** Steve McClain

**Clerk:** Walter Byron

**Members:** Michelle Maheu, Jeff Palumbo (absent), John Weddleton (absent)

**Associate Member:** Andrea Langhauser

**Others:** Betsy Fijol, Tom Houston, Gino Carlucci, Ray Goff

Steve McClain called the meeting to order at 9:05 pm and informed the audience that the meeting is being audio and video taped.

### New Business

Time: 7:38 p.m.

Project: **Cont'd Public Hearing for Macarthur Ave-1 lot subdivision**

Applicant: John Robbins

Comments: Because there was not a quorum of members for a subdivision hearing, Steve moved to continue the Macarthur Avenue hearing to June 10, 2014 at 7:30 pm. Walter seconded the motion. The motion carried unanimously, 3-0.

Project: **Cont'd Public Hearing for 106 Main Street Site Plan**

Comments: The Board is in receipt of a request for a continuance of the hearing for 106 Main Street to May 20, 2014. Michelle moved to continue the hearing for 106 Main Street to May 20, 2014 at 7:45 pm Walter seconded the motion. The motion carried unanimously, 3-0.

Project: **Cont'd Public Hearing for 108 Main Street Site Plan**

Comment: The Board is in receipt of a request for a continuance of the hearing for 108 Main Street to May 20, 2014. Michelle moved to continue the hearing for 108 Main Street to May 20, 2014 at 8:00 pm Walter seconded the motion. The motion carried unanimously, 3-0.

Project: **Town Meeting Recommendations for Zoning Articles 27, 28, 29, 30, 31**

Comment:

### **ARTICLE 27**

### **Submitted by Petition**

To see if the Town will vote to amend Section I.4.a.11 of the Norfolk Zoning Bylaws, as set forth below, by inserting the additional provisions shown that are underlined, with the existing text not being changed shown for informational purposes only.

**1.4.a.11. Residential Density.** Residential DWELLING UNITS, except for ASSISTED LIVING FACILITIES, shall not have more than two bedrooms per unit. Residential densities, except for ASSSISTED LIVING FACILITIES, shall not exceed the ratio of sixteen bedrooms for any single lot or entire PMLD except by special permit by the Zoning Board of Appeals. Residential Densities for ASSISTED LIVING FACILITIES shall not exceed the ratio of sixteen bedrooms per acre for any single lot except by Special Permit by the Zoning Board of Appeals. or take any other action relative thereto.

The vote on the motion is as follows: 0 in favor, 3 opposed.

**ARTICLE 28**

**Submitted by Petition**

To see if the Town will vote to remove Section 1.7.a.1 of the Norfolk Zoning Bylaws:

~~1.7.a.1: Special Permit by Planning Board~~

~~Residential Dwellings in the B1 Outside the Business Core district at a density of not less than 4 units per lot and not more than 1 unit per 5000 Sq. Ft. of land. or take any other action relative thereto.~~

The vote on the motion is as follows: 0 in favor, 3 opposed.

**ARTICLE 29**

**Submitted by Petition**

To see if the Town will vote to amend the Norfolk Zoning Map by adding the following parcel to the R-1 Residential Zone:

Map 14, Block 49, Lot 11 (As shown on the Zoning Map of Norfolk). or take any other action relative thereto.

The vote on the motion is as follows: 0 in favor, 3 opposed.

**ARTICLE 30**

**Submitted by Petition**

To see if the Town will vote to amend the Norfolk Zoning Map by adding the following parcels to the R-2 Residential Zone:

Map 14, Block 56, Lot 7 (As shown on the Zoning Map of Norfolk). or take any other action relative thereto.

The vote on the motion is as follows: 0 in favor, 3 opposed.

**ARTICLE 31**

**Submitted by Petition**

To see if the Town will vote to amend the Norfolk Zoning Map by adding the following parcels to the R-2 Residential Zone:

Map 14, Block 56, Lot 8 (As shown on the Zoning Map of Norfolk). or take any other action relative thereto.

The vote on the motion is as follows: 0 in favor, 3 opposed.

**Project: Continued Public Hearing for Town Meeting Zoning Articles 35 & 36 (Town Meeting 5/13/14)**  
Comments:

**ARTICLE 35**

**Submitted by the Zoning Bylaw Study Committee**

To see if the Town will vote to amend **Section J C-1 DISTRICT (ROUTES 1A/115)** and **SECTION B DEFINITIONS** of the Norfolk Zoning Bylaws; by changing **Subsection J.3 District Boundaries** and adding a new definition for Medical Marijuana Treatment.

**ARTICLE 36**

**Submitted by the Zoning Bylaw Study Committee**

To see if the Town will vote to amend Section F General Regulations of the Norfolk Zoning Bylaws by revising Subsection F.14. or take any other action relative thereto.

Gino suggest that the Board recommend that Registered Marijuana Dispensary be inserted in the bylaw to be consistent with the State regulations.

The hearing was closed and the Board will meet prior to Town Meeting at 6:30 pm in the King Philip Middle School Library to provide recommendations on Articles 35 & 36.

Time: 9:15 pm

Project: **Extension for 240 Dedham Street Site Plan Modification and Special Permit decisions**

Comment: Michelle moved to extend the Site Plan Modification and Special Permit decisions for 240 Dedham Street to June 10, 2014. Walter seconded the motion. The motion carried unanimously, 3-0.

**Next Meeting & Schedule**

Tuesday, May 13, 2014 @ 6:30 pm (prior to Town Meeting), Tuesday, May 20, 2014 @ 7:30 pm & June 10, 2014 @ 7:30 pm.

**Adjournment**

Walter moved to adjourn the meeting at 9:20 pm. Michelle seconded the motion. The motion carried unanimously.

Respectfully submitted,



Walter Byron, Clerk

