

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, May 20, 2014

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Steve McClain

Clerk: Walter Byron

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

Associate Member: Andrea Langhauser

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

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

Project: Essex Street-Review & Endorse As-Built Street Acceptance Plan

Comments: Street acceptance of Essex Street was approved last week at the May 13, 2014 Town Meeting. The mylar plans have already been endorsed by the Board of Selectmen.

Michelle moved to approve and endorse the street acceptance plan for Essex Street, dated March 3, 2014, with a revision date of May 8, 2014. Walter seconded the motion. The motion carried unanimously.

Project: Review of Meeting Minutes

Comment: Walter moved to approve the 5/6/14 meeting minutes as written. Michelle seconded the motion. The motion carried unanimously.

Time: 7:45 p.m.

Project: 106 & 108 Main Street-Public Hearings-Initial PMLD Special Permit & Cont'd Site Plan Review

Comments: Steve McClain said that it was brought to his attention that a residential only development cannot go forward with the zoning changes that were voted in at the Annual 2014 Town Meeting. A Special Permit would have had to be in hand. Steve said that he will seek an opinion from Town Counsel.

Steve McClain called the initial public hearing for the Multi Lot Development (PMLD) Special Permit to order at 7:49 pm. Walter read the notice of hearing into the public record.

Steve moved to continue the hearing for the Planned Multi Lot Development (PMLD) Special Permit to June 10, 2014 at 8:15 pm. Michelle seconded the motion. The motion carried unanimously.

Steve opened the continued public hearing for the site plan review. Steve expressed concern that there may not be enough visitor parking spaces. Mr. Pavlick said there is about one visitor space for every two units.

John Weddleton commented that they should focus on drainage and septic and conduct the required test holes.

Andrea asked if the wetland areas were included in calculating the base density. Mr. Pavlick said that it is his interpretation of the zoning bylaws that the wetland area is to be included in the lot area. A calculation on the plan shows that there is sufficient area to site the units.

John inquired about the snow removal area and said there should be a calculation to show where the snow is going. Mr. Pavlick said that there are areas on the site that can be used for snow removal area.

Michelle said that there has been little discussion about drainage and septic and the density has to respond to the site conditions and the environmental sensitivities of the site conditions.

William Scully of Green International Affiliates, Inc. presented an over-view of the traffic impact study that was prepared by his firm. The study was conducted to help understand the conditions on the abutting roadways, to understand how much traffic would result from the project, to determine incremental impact the traffic generation will have on the abutting street system, and determine the access characteristics. In conclusion, the amount of traffic added from the site during peak hours is less than one car per minute.

Tom Houston said that one technical issue he has is with the distribution and assignment of trips. Tom explained that enforcement of a "No-Parking" restriction is essential to maintaining access for general traffic and emergency vehicles. The Large Vehicle Movement Analysis does not evaluate the location of parked vehicles on the on-site roadways. Tom said that he prefers that trips generated by the proposed project be distributed based upon the US Census Journey to Work data.

Mr. Scully said that he would address Mr. Houston's review comments and provide the supplemental information.

Steve opened the hearing up for public comment:

Connie Marcotte, 101 Main Street, presented photos showing traffic backup at 6:10 pm looking towards the Town center and away from the center.

Mary Shivas, 109 Main Street, asked if there was a study done on traffic going up and down Main Street. Steve said that was discussed previously and it is 928 cars during peak times.

Christina Gleason, 249 Main Street, asked how long the time period was to determine the 928 cars. Mr. Scully said it was one hour during the peak morning time.

Ron Ober, 69 Main St, asked if the traffic report differentiates the types of vehicles. Mr. Scully said the report does classify the types of vehicles.

Warren Baker, Attorney, asked what the process is to talk to Town Counsel to determine if the permit is grandfathered. Steve said that he will discuss this with Town Counsel.

Peter Diamond, 89 Seekonk Street, asked if there are provisions for landscaping vehicle parking. Michelle commented that it will be addressed in the overall parking plan.

Elizabeth Whitney, Valley Street, asked if a detailed drainage and septic report will be available at the next meeting. Mr. Pavlick said that will work on it.

Michelle moved to continue the hearing for 106 Main St to 6/10/14 at 8:15 pm and the hearing for 108 Main St to 6/10/14 at 8:30 pm. Walter seconded the motion. The motion carried unanimously.

Project: Toils End Farm/Fox Run Subdivision - Review Water Booster Station Design Revisions

Applicant: Carlos Quintal/CAQ Engineering, Mark Comeau/Pulte Homes, Jeff Murray/Princess Equipment

Comment: The Board discussed the bollards and would like something better than bright yellow. Perhaps a light green color to blend in with the grass. Mr. Quintal said the bollards are typically brightly colored to prevent someone from hitting the transformer. He said he would like to follow up with Nstar about the color of the bollards.

Mr. Quintal explained that the transformer was set by Nstar, facing the street, with a 10 foot clear spacing in front. Due to its location and the location of the sidewalk, installation of the arborvitae and the stockade fence is not possible. It is proposed to plant on arborvitae on each side of the front bollards to block the view from the sides. It is also proposed to eliminate the stockade fence. The DPW has asked for a black coated chain link gate to be set behind the transformer.

Michelle said that the Board would like to enhance the esthetics of the booster station to make it blend in.

The Board said that they should submit a plan showing the proposed revisions. This should not hold up any Certificate of Occupancies & will send a memo saying the same to Bob Bullock.

The Board suggested another shrub other than arborvitae. The Board discussed the possibility of paving the gravel drive and will ask Bob McGhee his feeling on the paving.

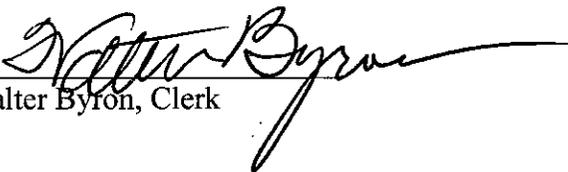
Next Meeting & Schedule

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