

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, July 8, 2014

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Steve McClain

Clerk: Walter Byron

Members: Michelle Maheu, Jeff Palumbo, John Weddleton

Associate Member: Andrea Langhauser (Absent)

Others: Betsy Fijol/Administrative Asst, Tom Houston/Engineering Consultant, Gino Carlucci/Planning Consultant (Absent), Ray Goff/Town Planner

Steve McClain called the meeting to order at 7:35 pm and informed the audience that the meeting is being audio and video taped.

New Business

Time: 7:30 p.m.

Project: **Macarthur Ave-continuation of Public Hearing for -1 lot subdivision**

Comments: The Board is in receipt of a request for a continuance of the public hearing.

Michelle moved to continue the hearing to 7/29/14 at 7:30 pm. Walter seconded the motion. The motion carried unanimously.

Project: **242 Dedham Street Site Plan Modification**

Applicant: Richard Merrikin/Merrikin Engineering, John Primpas/Dunkin Donuts

Comments: Mr. Merrikin explained that the property has been purchased by Dunkin Donuts and would like to make some modifications to the approved site plan. The entrances have been widened from 24' to 36' and the Dedham Street entrance was moved from the middle to the end of the lot to allow for better circulation around the pump area. There is also a reduction to 4 gasoline pumps from 5. An external walk-in freezer was added and the dumpster was relocated to accommodate the freezer. The proposed building was made slightly smaller and a few outside tables are proposed. Mr. Merrikin also presented an alternative plan with 2-24' wide driveways on Dedham Street, one in and one out. The gas storage tanks have been increased from 30,000 gallons to 50,000 gallons and the applicant has received the permit from the Board of Selectmen.

The Board agreed would prefer to have the modifications reviewed under the public hearing process and the hearing was scheduled for July 29, 2014.

Project: **Fern Ridge Estates Subdivision-Winston Road Improvements Update**

Comments: Mr. Goff explained that the catch basins have been raised, sidewalks have been installed. Bob

McGhee is not satisfied with the loaming that was done on the back side of the sidewalk and that needs to be corrected. The off-site improvements still have to be completed to the satisfaction of the DPW Director before the final 3 lots are released.

Project: 242 Main Street-Review & Endorse ANR Plan

Comments: Walter moved to accept the ANR plan for 242 Main Street and 5 & 7 Medway St as prepared by PFS Land Surveying, dated May 25, 2014 and signed and sealed July 8, 2014. John Weddleton seconded the motion. The motion carried unanimously.

Project: 240 Dedham Street - Review & Approve Site Plan Modification & Special Permit Denial Decisions

Comment: Michelle moved to approve the 240 Dedham Street denial decision # 2013-11 & #2013-12. Jeff seconded the motion. The motion carried 4-0 (John abstained from the vote as he was not a member during the hearing process).

Project: 106 & 108 Main Street-Review & Approve Site Plan & Special Permit Denial Decision

Comments: Michelle moved to approve the decision #2013-16 for 106 Main St. Jeff seconded the motion. The motion carried 4-0. (John abstained from the vote as he was not a member during the hearing process)

Michelle moved to approve the decision #2013-17 for 108 Main St. Jeff seconded the motion. The motion carried 4-0. (John abstained from the vote as he was not a member during the hearing process)

Project: Associate Member Appointment

Comments: Jeff moved to appoint Andrea Langhauser as Associate Member to the Planning Board. Steve seconded the motion. The motion carried unanimously.

Time: 8:30 p.m.

Project: Hampton Road-Sign Form G-2 & Release of Lots

Comments: The Board previously established the bond for Hampton Road in the amount of \$175,250.

John moved to release Hampton Road lots W-1A, W-2A, W-3D, W-4D, W-5A, W-6A, W-8A, W-9, W-10, W-11A, and W-12B. Walter seconded the motion.

The Board signed the Form G-2 Performance Secured by a Surety Company.

Project: Review of Meeting Minutes

Comment: Walter moved to approve the 6/10/14 meeting minutes as presented. Jeff seconded the motion. The motion carried unanimously.

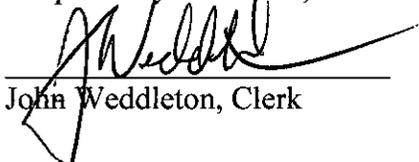
Next Meeting & Schedule

July 29, 2014 @ 7:30 pm.

Adjournment

Walter moved to adjourn the meeting at 9:05 pm. Jeff seconded the motion. The motion carried unanimously.

Respectfully submitted,


John Weddleton, Clerk