

# PLANNING BOARD

1 Liberty Lane  
Norfolk, MA 02056

## MEETING MINUTES

**Date of Meeting:** Tuesday, July 29, 2014

**Place:** Town Hall Room 124

### PLANNING BOARD MEMBERS ATTENDING:

**Chairman:** Steve McClain (Absent)

**Vice-chairman:** Michelle Maheu

**Clerk:** John Weddleton

**Members:** Jeff Palumbo, Walter Byron

**Associate Member:** Andrea Langhauser

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

Michelle Maheu called the meeting to order at 7:40 pm in Steve's absence 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.

John moved to continue the hearing to 8/12/14 at 7:30 pm. Walter seconded the motion. The motion carried unanimously.

Project: **Winding Hollow-Preliminary Subdivision Review & Open Space Special Permit Public Hearing-9 Lots off 38 Holbrook Street**

Applicant: Thomas DiPlacido, Jr., Rick Goodreau/United Consultants, Inc.

Comments: Michelle called the hearing to order at 7:42 pm. John read the hearing notice into the public record.

Mr. Goodreau had previously presented a conceptual plan to the Board in April and presented a preliminary subdivision plan based on that meeting.

John said that the cul de sac has to be moved outside of the 100' buffer zone of the vernal pool. Rick said he has a hearing with the Conservation Commission on August 18, 2014.

John said that the Open Space Preservation plan would require too much earth removal and feels a conventional subdivision might be better in this location.

The Board agreed that they like the conceptual open space plan with a single entrance off Holbrook Street. Rick

said that he met with the DPW and they asked that this property be considered for a public water supply well site, so he presented a plan showing 9 lots with frontage on Holbrook Street in order to maintain the required 400' well radius.

Michelle opened the hearing up for public comment:

Herb Mores, 7 Pondview Road, said that Holbrook Street is only 19' wide with trees on each side of the road right up against the pavement and asked if that road width is a problem. Bob McGhee said the town will look into it.

Margaret Mason, 31 Holbrook Street, said she is concerned with road width. She asked if a sidewalk is possible for safety.

Rose O'Connor, 9 Evergreen Street, asked about the size of the proposed homes. Mr. Goodreau responded that 40' deep by 68' to 80' long.

Scott Tomsczyk, 3 Pondview Rd, asked about the tree clearing between the properties. Mr. Goodreau said that Mr. DiPlacido tries to minimize tree removal on the lots.

Scott Doherty, 5 Pondview Rd, asked if the trees will be cleared between the proposed and existing properties. Jeff said that the town has a tree clearing bylaw that prohibits clear cutting of the lots.

Ms. Mason asked if there will be any blasting. Mr. Goodreau responded that he did not believe so.

Tom Houston said that attention should be given to improve the site distance at the subdivision entrance on Holbrook Street while trying to preserve the scenic road quality. Tom said that it makes the most sense to go with the single cul de sac open space subdivision design.

Walter moved to continue the hearing to 8/12/14 at 7:45 pm. Jeff seconded the motion. The motion carried unanimously.

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

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

Comments: Michelle called the hearing to order at 8:57 pm. John read the notice of hearing into the public record.

Mr. Merrikin explained that the property has been purchased by Dunkin Donuts and presented modifications to the approved site plan. The entrance on Dedham Street has been altered to 2-24' wide driveways, one in and one out to allow for better circulation around the pump area. The Sharon Ave entrance and exit has been widened to allow for servicing of the gas pumps. The lighting was modified slightly and the septic system has been adjusted. An external freezer has been added and is accessed from inside the building. The vacuum and air pump was relocated to the opposite side of the property.

Bill Giaropoulos said the gas delivery drivers will be the same each time so they will familiar with the site.

Tom commented that the change in access is beneficial. Zoning relief for the separation of driveways may be needed. Tom outlined his peer review memo dated 7/29/14.

Dave McLean, Sharon Ave resident, wants to make sure there is no overflow of traffic or parking on Sharon Ave. Tom said the BOS could prohibit parking on Sharon Ave.

Michael Dunn, owner of 4 Sharon Ave, said that he believes there is a well on the abutting property where is the

flower shop is located. Tom asked Mr. Merrikin to check on that.

The Board told Mr. Primpas that he will need to go back to the ZBA for hours of operation, driveway spacing & lot coverage.

Jeff moved to continue the hearing to 8/12/14 at 7:50 pm. Walter seconded the motion. The motion carried unanimously.

**Project: Bob McGhee-Request for sidewalk funds for further development of town center cobble crosswalks & roundabouts**

Comments: Mr. McGhee explained that 5 of the 13 cross-walk reconstructions have been completed. The Board voted last year to approve spending in the amount of \$38,000 from the Town's Off-Site Sidewalk Account. Bob said he is requesting another \$38,000 to complete 5 more crosswalks next year. Along with these funds, the Board of Selectmen have been presented with another \$50,000 of Chapter 90 funds.

John moved to release \$38,000 for the Town's Off-Site Sidewalk Account for the purpose of replacing the existing brick cross walks with cobble. Walter seconded the motion. The motion carried unanimously

**Project: Daley Service/2 Rockwood Rd-Review As-Built for Final Occupancy**

Comments: Jeff moved to recommend final occupancy. Walter seconded the motion. The motion carried, 4-0 (John Weddleton recused himself from the vote as Daley's is a client)

**Project: Review of Meeting Minutes**

Comment: John moved to approve the 7/8/14 meeting minutes as presented. Walter seconded the motion. The motion carried unanimously.

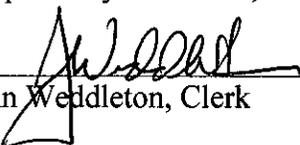
**Next Meeting & Schedule**

August 12, 2014 @ 7:30 pm.

**Adjournment**

John moved to adjourn the meeting at 10:47 pm. Jeff seconded the motion. The motion carried unanimously.

Respectfully submitted,

  
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John Weddleton, Clerk