

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, August 26, 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, Dave Sanderson/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 9/18/14 at 8:15 pm. Walter seconded the motion. The motion carried unanimously.

Project: Uniform Street Numbering System Discussion

Comment: The Board agreed to hold a public hearing for the revision to the street numbering policy at the same time they hold the public hearing for the Fall Town Meeting zoning warrant articles.

Time: 7:45 pm

Project: 242 Dedham Street Site Plan Modification Continued Public Hearing

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

Comments: Michelle called the continued public hearing to order at 7:45 pm.

Mr. Merrikin presented the revised site plan dated 8/26/14 that addressed the comments from the last meeting. The lighting plan proposes 24.5 foot candles max under the canopy and about 10 foot candles around the perimeter. The Gulf sign will be 27' square foot circle on each side of the canopy.

Ray said that he did speak to the Building Commissioner and he is satisfied with the parking spaces. The canopy signage will be a separate approval at a later date. The Zoning Board of Appeals has approved the variance for the increased impervious lot coverage.

Dave Sanderson said that he has not received any updated drainage calculations, but the system is sized similar to the former system. Mr. Merrikin said that test holes will be conducted during the construction process. Dave said that may be appropriate as a condition of approval.

Mr. Weddleton inquired about bollards along the front parking to the building. Mr. Primpas said that they can install bollards.

John moved to close the public hearing for 242 Dedham Street site plan modification. Jeff seconded the motion. The motion carried unanimously.

John moved to approve decision #2014-01 for 242 Dedham Street site plan modification as amended. Walter seconded the motion. The motion carried unanimously.

Project: Access to Bella Rosa Stables/Toils End Farm Subdivision

Comments: This is a continuation of a discussion from the 8/12/14 meeting in which Howard Bailey requested approval to eliminate to original proposed access driveway to the commercial equestrian center and relocate the access driveway off Hemingway Place.

John said that the equestrian center is considered an agricultural use and is not part of the Toils End Farm subdivision. Bella Rosa is a registered farm and is able to do mostly whatever they want. The curb cut locations for lots within a subdivision are not specified and they are able to change the driveway locations. John recommended that the Board withdraw the motion made at the last meeting to make this a modification.

Jeff moved to withdraw any motion that may have been made at the 8/12/14 meeting relative to any modification of the Toils End Farm subdivision. John seconded the motion. The motion carried unanimously.

Mr. Bailey will be notified that he can place the curb cut for the stable wherever he wants it.

Time: 9:05 pm

Project: Request to Open Turner Street to Massachusetts Avenue

Comments: This is a continuation of the discussion from the 8/12/14 meeting in which Mr. Bill Greaves of 42 Turner Street requested that the Board look into opening up Turner Street to Massachusetts Avenue.

John said that there is a potential that Mr. Greaves could obtain one buildable lot with frontage on Turner Street if the road was opened up.

Michelle said that it is her opinion that there was no promise during the subdivision approval process that the Turner Street would be opened to Massachusetts Ave. The condition of the subdivision approval is that the access would be maintained as an emergency access. It is the Planning Board's responsibility to make sure the conditions of the subdivision approval are met and that is what has been done.

Jeff agreed with Michelle's opinion. He said that residents can form petitions and take things to Town Meeting. He sees no reason why the Planning Board should be taking on this matter.

Walter said that the Board obtained comments from the public safety and public works departments. The Chief of Police said he would support opening up Turner Street because they like to see better access to communities. The Fire Chief said the road is fine the way it is. The DPW said that Turner Street needs improvements and residents could get betterment fees.

Nicole Sidel, 29 Massachusetts Ave, said that she has a citizen petition signed. Michelle said that there is nothing to petition and she may want to submit the petition to the Selectmen.

Virginia Greaves, Turner Street, said that her house is very close to the road already and improving the road would bring her even closer to the traffic. It would ruin the road.

Kathleen Fujawa, 20 Turner Street, said they are expecting improvements of Turner Street because of the Fern Ridge subdivision. Ray said there are still some improvements to be done on Turner Street.

An unknown Winston Road resident said she would like to thank the town for taking care of paving Winston Road.

Project: Approval of Meeting Minutes

Comment: John moved to approve the 7/29/14 meeting minutes. Walter seconded the motion. The motion carried unanimously.

John moved to approve the 8/12/14 meeting minutes. Walter seconded the motion. The motion carried unanimously.

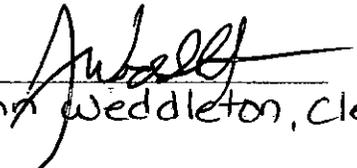
Next Meeting & Schedule

Thursday, September 18, 2014 @ 7:30 pm.

Adjournment

John moved to adjourn the meeting at 9:25 pm. Jeff seconded the motion. The motion carried unanimously.

Respectfully submitted,


John Weddleton, Clerk