

# PLANNING BOARD

1 Liberty Lane  
Norfolk, MA 02056

## MEETING MINUTES

**Date of Meeting:** Tuesday, September 18, 2014

**Place:** Town Hall Room 124

### PLANNING BOARD MEMBERS ATTENDING:

**Chairman:** Steve McClain

**Vice-chairman:** Michelle Maheu (Arrived at 8:00 pm)

**Clerk:** John Weddleton

**Members:** Jeff Palumbo (Absent), Walter Byron

**Associate Member:** Andrea Langhauser (Absent)

**Others:** Betsy Fijol/Administrative Asst, Dave Sanderson/Engineering Consultant, Gino Carlucci/Planning Consultant, Ray Goff/Town Planner

Steve McClain called the meeting to order at 7:38 pm and informed the audience that the meeting is being audio and video taped.

### New Business

Time: 7:45 pm

**Project: Winding Hollow-Continued Preliminary Subdivision Review & Open Space Special Permit Hearing**

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

**Comment:** The continued preliminary subdivision review & open space special permit hearing for Winding Hollow was called to order at 7:45 pm.

Mr. Goodreau provided an update on the project that was continued from the last meeting. He said the proposal for the town to investigate a proposed municipal well site on the property has been abandoned at this time, but the DPW would prefer an ANR configuration of the subdivision so that it could possibly be revisited in the future.

Mr. Goodreau presented a preliminary open space preservation subdivision plan that shows a straight 500' cul de sac off Holbrook Street with 9 proposed house lots. He stated that he is aware that the maximum number of lots allowed on a cul de sac is 7 lots per Norfolk Subdivision regulations, so they would request a waiver for this if the Board is favorable to this configuration.

Tom Houston said that there are offsite improvements that are needed to be done to the existing Holbrook Street roadway. He said that there are site distance issues along the frontage of the property on Holbrook Street.

Steve mentioned that a single Estate Lot may work with this subdivision configuration.

Mr. Goodreau said that the DPW director had asked them to consider installing sidewalks along Holbrook Street to provide connectivity to the site. Mr. DiPlacido said that connectivity along Holbrook Street would be difficult, but he controls a piece of property across the street that may help provide connectivity to Route 115 with a cross country path. Steve said that it is required that the frontage of the property have a sidewalk.

Tom Houston commented that a crossing where the site distance is poor would be an issue for automobile drivers. He said that it is a concern because school children should always be visible from a public street, so that area may need to be cleared out.

Jerry Bluhm, 30 Holbrook Street, said he would not be happy with a sidewalk in front of his house. He said that he is concerned about keeping the character of Holbrook Street because it is a country road. He said the Board should be cautious about having driveways on that street.

The Board suggested that Mr. DiPlacido speak to the DPW Director to evaluate sidewalks along Holbrook Street to Route 115.

Michelle move to continue the hearing to 10/28/14 at 7:30 pm. Walter seconded the motion. The motion carried unanimously.

**Project: Colonial Fence/32 Pine Street-Modification of Special Permit & Site Plan Modification to Eliminate Frontage Road Easement**

Applicant: Ken Brown, Sr./Brown Realty Corp.

Comment: Steve called the hearing to order at 8:20 pm. John read the Notice of Hearing into the public hearing.

Mr. Brown explained that at the May 2013 Town Meeting, it was voted to delete the Frontage Road requirements of the Zoning Bylaws. As a result, Mr. Brown has requested a modification of his site plan and special permit to eliminate the 30' frontage road easement.

John suggested that a new mylar site plan showing the elimination of the frontage road be submitted to the Board for endorsement and filed at the Registry of Deeds.

Gino said that a decision will be drafted to record at the Registry of Deeds along with the modified site plan.

John moved to close the hearing for the modification of the site plan and special permit for Colonial Fence at 32 Pine Street. Walter seconded the motion. The motion carried unanimously.

Mr. Brown said that he had some issues with the abutting Cottage Carwash. The Board said since this was not an agenda item and the owner of the has not been notified of the discussion, they would discuss this at the meeting on October 28, 2014

**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. Steve moved to continue the hearing to 10/28/14 at 8:15 pm. Walter seconded the motion. The motion carried unanimously.

**Project: Sandy Knoll Estates II-Request to release Lots 1-5**

Comment: The Board agreed that they will not release any lots until the developer applies earth removal permits for each of the lots.

Paul Butters, Kingsbury Road resident, commented that the entrance to the subdivision is barricaded causing a public safety situation. The Board agreed to send the developer a letter asking him to remove the barriers to allow sufficient room for vehicles to turn around and for emergency access through Silver Fox Road.

Time: 9:10 pm

Project: **Extension of Engineering and Planning Consultant Contracts**

Comments: Michelle moved to extend the PSC's engineering consultant contract to 1/1/15. John seconded the motion. The motion carried unanimously.

Michelle moved to extend PGC's planning consultant contract to 1/1/15. Steve seconded the motion. The motion carried unanimously.

Project: **Approval of Meeting Minutes**

Comment: John moved to approve the 8/26/14 meeting minutes. Walter seconded the motion. The motion carried unanimously.

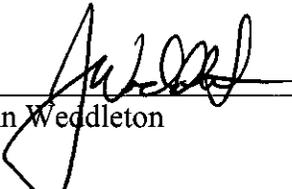
### **Next Meeting & Schedule**

Tuesday, October 28, 2014 @ 7:30 pm.

### **Adjournment**

Michelle moved to adjourn the meeting at 9:10 pm. Walter seconded the motion. The motion carried unanimously.

Respectfully submitted,

  
John Weddleton