

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, October 28, 2014

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Steve McClain (arrived at 7:55 pm)

Vice-chairman: Michelle Maheu

Clerk: John Weddleton

Members: Jeff Palumbo (absent), Walter Byron

Associate Member: Andrea Langhauser

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

Michelle Maheu called the meeting to order at 7:45 pm because Steve McClain was running late 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 7:46 pm.

Mr. Goodreau provided an update on the project that was continued from the last meeting and presented a 9-lot open space subdivision concept plan with a roadway that would enter at the location of the existing driveway. A sidewalk is proposed from the Pondview Road entrance along the frontage of the property. The associated grading in order to construct the sidewalk along the North side of the existing roadway would be 22,000 square feet and 7,500 cubic yards of material. Mr. Goodreau said that he did a site walk of the property with Mr. DiPlacido, Ray & Bob McGhee and it was suggested that it might be more appropriate to have the sidewalk run from Pondview Road to the entrance of the subdivision to avoid the extensive grading and disturbance to the existing tree line.

Mr. Weddleton said that he withdraws his previous request made at the last meeting to mitigate the site distance of the hill. He said that hill is very extensive and it wouldn't really improve the site distance of that corner

Tom said that the definitive plan should include a profile of Holbrook Street.

Andrea inquired about installing a crosswalk from the houses on the opposite side of Holbrook Street to the

sidewalk.

Ray said that trees on Holbrook Street would need to be cut in order to install a sidewalk on the opposite side of Holbrook Street.

Mr. DiPlacido presented an alternative layout plan that was done by Coler & Colantonio for the DPW years ago to improve the curve on Holbrook Street by connecting it to Rockwood Road. This proposal would require extensive work because of the steep grade change and some wetland filling.

John said that there was talk about giving land to the Trout Club in a swap to give the Town enough radius to for a potential a Town well site.

Mr. Goodreau presented another conceptual plan which incorporates the Coler & Colantonio plan, the potential well site for the Town, 4 street front lots on Holbrook Street and a small roadway to access 5 lots.

Ben Rogers, 12 Holbrook Street and a Trout Club board member, said there is a cart path for access to a pond where trout are raised that would be lost if the Town took the land for a town well. He further stated the Trout Club is not in favor if losing or trading land.

John said that it may be worth speaking with the Trout Club and talk about an access easement for the trout pond.

John moved to continue the hearing to 11/13/14 at 7:45 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: Walter moved to accept decision # 2014-04 for the Colonial Fence/32 Pine Street Special Permit modification to eliminate the frontage road easement. Michelle seconded the motion. The motion carried unanimously.

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 11/13/14 at 8:00 pm. Walter seconded the motion. The motion carried unanimously.

Project: Toils End Farm/Fox Run Subdivision-Request for release of lots 29-33, 65-71, 73 & 74

Applicant: Mark Mastroianni/Pulte Homes

Comments: Steve said that the subdivision signs at the Maple Street entrance will have to be removed before any lots are released because subdivision signs are not allowed on town roadways. Mr. Mastroianni said that the signs are currently on private property land owned by Pulte Homes at the moment because the street has not been accepted by the Town. He understands that the signs are to be removed prior to acceptance by the town.

Mr. Weddleton said that Pulte would need a Special Permit by the Board for the signs and that they are not allowed within the right of way.

Steve said he would be in favor of a temporary subdivision sign. Gino said that a temporary subdivision sign would be allowed by Special Permit from the Planning Board.

John commented that Pulte has been altering the wetland on Maple Street the last several months, which is under the Conservation Commission jurisdiction. There is a large volume of water & siltation coming out of the outlet pipe into the wetlands. John said the original subdivision plan showed a cul de sac with a detention basin

behind it, but the cul de sac and the basin were removed from the approved plan. The revised drainage study was required after the elimination of the cul de sac and large basin. It must be submitted to the Planning Board showing that the stormwater system as it stands actually still works. The volume of discharge into the wetland area, the silt it carries and the method of cleaning it up will have to be addressed before the Planning Board should move forward with lot releases.

John told Mr. Mastroianni to contact the Conservation Agent to discuss how the wetlands will be cleaned up. He further stated that the erosion control measures along Warren Drive are not adequate. Mr. Mastroianni said that Pulte takes their erosion control seriously and will make the necessary corrections.

The Board agreed to delay the releasing of any more lots until these issues are addressed and will take this matter up on the November 13, 2014 meeting.

Time: 9:17 pm

Project: **Public Hearing for Town Meeting Zoning Articles & Uniform Street Numbering System Amendment to the Subdivision Regulations**

Comments: Steve McClain called the public hearing to order at 9:17 pm. John Weddleton read the notice of hearing into the public record.

The proposed amendments to the Norfolk Zoning Bylaws are as follows:

Article 12-To amend the Norfolk Zoning Bylaws, by moving I.7.b.1 Special Permit Uses by the Planning Board and all its contents to I.7.a.1 Special Permit by Planning Board and delete section I.7.b.1 Special Permit Uses by the Planning Board.

Discussion: Ray explained that this article is just to condense and clean up the bylaws that need to be changed as a result of the spring Town Meeting.

Article 13- To rename I.7.a.1 Special Permit by Planning Board to I.7.a.1 Special Permit Uses by the Planning Board.

Discussion: Steve said that he would support this article.

Article 14- To amend the Norfolk Zoning Bylaws, by adding to section D.2.c Residential Uses.

Discussion: Ray explained that this article would allow roof mounted solar in all zoning districts and ground mounted solar and wind energy system by special permit in all zoning districts.

Article 15- To amend the Norfolk Zoning Bylaws, by deleting the following Sections D.2.b.4, J.7.a.3, I.7.c, K.7.c and L.7.c.

Discussion: Ray said that this removes power generating facilities more than 1500 kilowatts and makes it a prohibited use.

Article 16- To amend the Norfolk Zoning Bylaws, by correcting the Adoption Date from June, 1968 to March 16, 1953.

Discussion: Ray explained that the current Zoning Bylaws have the wrong adoption date.

Article 17- To amend Section B Definitions relating to Kennels of the Norfolk Zoning Bylaws.

Discussion: Ray explained that this proposed bylaw relates to state law and a way to contain kennels in town. It defines personal kennels and commercial kennels.

Article 18- To vote to amend Section D.2, Schedule of Use Regulations relating to Kennels of the Norfolk Zoning Bylaws.

Discussion: The Board agreed that this section should be moved to commercial uses.

Article 19- To amend Section J.7.a.1.B Special Permit Uses by Zoning Board of Appeals, of the Norfolk Zoning Bylaws.

Discussion: Ray explained that this article specifies that a Special Use permit is required for commercial kennels.

Article 20- to amend Section J.7.a.2.A., For Buildings, Structures and Uses Located Within the Off-Highway area, Allowed Uses, of the Norfolk Zoning Bylaws.

Discussion: Ray explained that this article adds Personal Kennels to the allowed uses.

Article 21- To amend Section F.14 of the Norfolk Zoning Bylaws relating to Medical Marijuana Treatment Centers.

Discussion: Ray explained that this article would eliminate the temporary moratorium language and replace it with Registered Marijuana Dispensary language to comply with state law.

Michelle moved to close the hearing for the zoning articles. Andrea seconded the motion. The motion carried unanimously.

Michelle moved to favorably support the Town Meeting Zoning Articles as discussed with the amendments that were made tonight.

Michelle moved to approve the proposed amendment to the Uniform Street Numbering System of the Town of Norfolk Rules and Regulations for the Subdivision of Land and Site Plan Approval. John seconded the motion. The motion carried unanimously.

Project: Oak Knoll Estates Subdivision & Special Permit Extensions

Applicant: Gil Axberg

Comment: The Board is in receipt of a request for a one year extension for the Oak Knoll Estates Subdivision and Special Permit approvals. Walter moved to extend the Special Permit and Subdivision approval for Oak Knoll Estates to December 6, 2015. Michelle seconded the motion. The motion carried unanimously.

Project: Bristol Pond Estates-request for Release of Lots 10 & 13

Applicant: Mike Razzano

Comment: The Board agreed to release the lots after the construction debris is cleaned up. The developer will be notified and will take this up at the next meeting.

Project: Approval of Meeting Minutes

Comment: John moved to accept the 9/18/14 meeting minutes as amended. Michelle seconded the motion.

Walter moved to approve the 2/11/14, 3/18/14, 4/8/14, 4/15/14, 4/29/14 meeting minutes. Michelle seconded the motion.

Steve moved to amend the motion to remove the 4/29/14 meeting minutes from the list of accepted minutes in order to obtain more information on the Town Meeting Zoning Article hearing. John seconded the amendment. The motion carried unanimously.

Walter moved to approve the 2/11/14, 3/18/14, 4/8/14, & 4/15/14 meeting minutes. Michelle seconded the motion. The motion carried, 3-0 (John abstained from the vote)

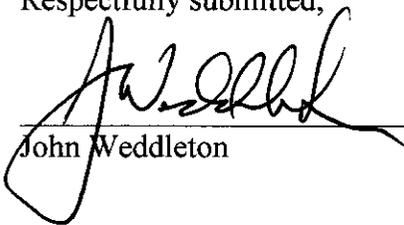
Next Meeting & Schedule

Thursday, November 13, 2014 @ 7:30 pm & December 9, 2014 @ 7:30 pm.

Adjournment

Michelle moved to adjourn the meeting at 10:49 pm. Walter seconded the motion. The motion carried unanimously.

Respectfully submitted,


John Weddleton