

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Thursday, November 13, 2014

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Steve McClain

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, 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: 7:38 pm

Project: **Pine Street Medical Building/31 Pine Street-** Signage Special Permit Hearing

Applicant: Scott Freno/Sign Design, Chuck Giacchetto/Compass Development

Comments: Steve McClain called the public hearing to order at 7:38 pm and John Weddleton read the notice of hearing into the public record.

Mr. Freno explained that it is proposed to install one pylon sign double-sided sign that is 32 square feet per side that advertises multiple tenants for the Pondville Medical Center. The dimensions of the sign are 51" x 96", not including the base and is non-illuminated. At the recommendation of the Design Review Board (DRB), the sign color was changed from blue to a red to match the brick of the building.

Mr. Freno explained that the building façade sign was modified at the recommendation of the DRB so that all the letters are the same size as the word "Pondville".

The DRB recommended changing the location of pylon sign to the main building entrance on Pine Street, rather than on the corner of Pine and Valley Streets. Mr. Giacchetto said that they have no problem relocating the sign to the main building entrance.

Michelle suggested increasing the size of the font of the tenant names on the sign to make it easier to read from the street.

Steve suggested adding the address to the sign. Ray said that the street number could be added to the sign.

Elizabeth Whitney, 26 Valley Street, said she likes the color change and is very pleased with the project.

Michelle moved to close the hearing for the Pine Street Medical Building/31 Pine Street signage Special Permit hearing. Walter seconded the motion. The motion carried unanimously.

Time: 7:53 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 7:53 pm.

Mr. Goodreau provided an update on the project that was continued from the last meeting and presented a revised concept plan showing 5 lots off a small cul de sac and 4 lots along Holbrook Street.

Ray explained that he and a few other Town officials met with the members of the Trout Club to discuss the possibility of the Town taking a portion of their land for a potential town well site. The Trout Club members expressed concern about their ponds because that is where they raise the fish and they are against any deal with the town.

The Board asked Mr. DiPlacido if he would allow access on the site to the DPW for testing the property as a potential well site. Mr. DiPlacido said he would be willing to give the DPW access.

Mr. Weddleton said that he is not in favor of approving a sub-standard subdivision if the Town has no interest in pursuing a town well site on the property.

Steve opened the hearing up for public comment:

Jerry Bluhm, 30 Holbrook Street, said that he is not in favor of this plan. He asked why the Planning Board is focused more on the potential town well site, rather than the proposed subdivision.

Ben Rogers, Holbrook Street resident and Trout Club Board of Governors, said that the Trout Club is not amenable to the Town taking their land by eminent domain.

Steve moved to continue the hearing for Winding hollow to 12/9/14 at 8:00 pm. Michelle seconded the motion. The motion carried unanimously.

Steve moved to reopen the hearing. Michelle seconded the motion. The motion carried unanimously.

Mr. Rogers said that as a lifelong resident of Norfolk, he does not like to see his tax money spent unwisely.

Steve moved to continue the hearing for Winding hollow to 12/9/14 at 8:00 pm. 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 12/9/14 at 8:15 pm. Walter seconded the motion. The motion carried unanimously.

Time: 8:43 pm

Project: **242 Dedham Street Site Plan-Discuss DRB Recommendations on Canopy Colors**

Applicant: John Primpas

Comments: Mr. Primpas explained that the original fuel service canopy was proposed as blue panels with white trim and an orange Gulf logo in two locations on the canopy. It is proposed to revise the canopy with expanded logo colors around the gulf logo and an orange stripe on the entire lower canopy edge.

The Board is in receipt of a review memo from the DRB and they do not support this revised canopy proposal.

Walter said he feels the proposed canopy is perfectly acceptable.

John said he is indifferent and would like to hear abutter comments.

Elizabeth Whitney, 26 Valley Street, said that she did attend the DRB meeting and provided her comments to the Planning Board. She said she likes the building but doesn't love the proposed canopy.

John said that they should make an effort to please the neighbors.

The Board would like to find out what DRB dislikes more, the orange strip or the clouds.

The Board instructed Mr. Primpas to talk to Gulf to see about an alternative canopy with no orange stripe and no clouds.

Project: Sandy Knoll Estates II/off Miller St-Request to release Lots 1-5 & Sign Lender's Agreement

Applicant: Bill Ronca & Mike DiNapoli/Maple Sands Corp, Attorney Louis Caccavaro

Comments: Mr. Caccavaro said the request in front of the Board is to sign the tri-partied agreement and release the lots, but he understands the Board has some earth removal concerns. He said he is new to the file and is still trying to acclimate himself with the project.

John said that before any lots are released, he would like to see them remove the excess material from road construction that causes the eye-sore and take it off of the site. He said they need to develop a time table in order to remove the excess material from the road construction and stabilize the area.

Mr. Weddleton also commented that the Conservation Commission Orders of Conditions have expired and the plan has been changed.

Mr. Ronca said that it is his understanding that without a building permit, they are not eligible for a gravel removal permit. Mr. Weddleton said that bylaw was changed.

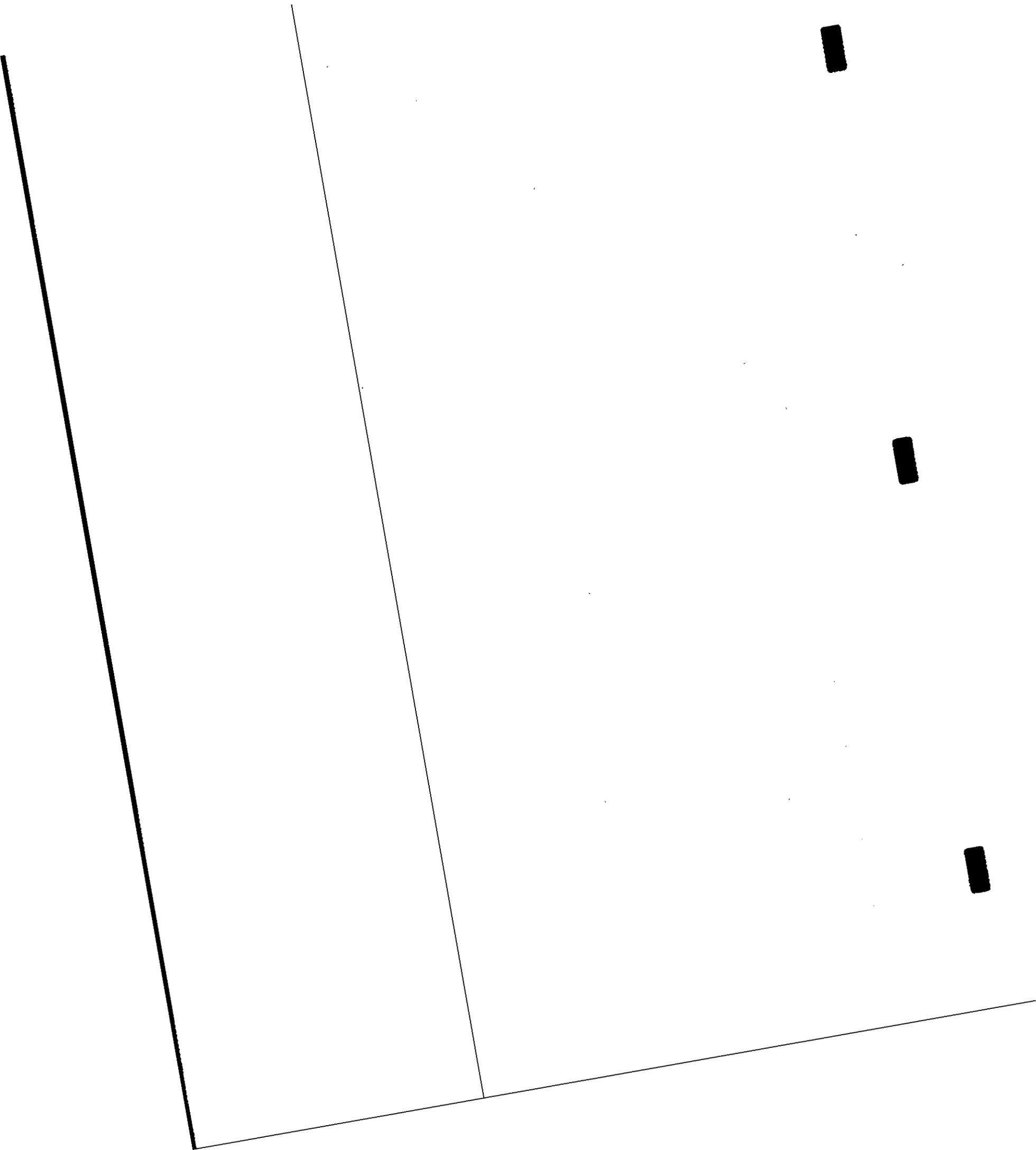
Mr. Caccavaro said that they propose to present the Planning Board the following: a timetable identifying the yardage of material to be removed, the destination of the gravel and the name of the contractor that will be removing the material with a parameter of certain dates, weather permitting.

Mr. Weddleton replied that they would have an extra day allowed for every day the weather prohibits. Mr. Caccavaro said they will give the Board notice of when they intend to start, but the Board will have to accept this and issue an earth removal permit.

Mr. Weddleton suggested that they shoot the elevation of roadway as a benchmark to show what elevation is being taken down and there will be financial consequences for non-compliance.

Jeff said that loam screening activities will not be allowed.

Paul Butters, Kingsbury Road resident, said that site work was being done on Veterans Day and he filed a noise complaint with the Police Department.



Project: **Bristol Pond Estates/off Marshall St-Request to release Lots 10 & 13**

Applicant: Nasuti Family Trust

Comments: Ray said that the developer has cleaned up the material that was being stored in the cul de sac and has been making improvements to the subdivision as he sells lots.

John moved to release Bristol Pond Estates lots 10 & 13. Michelle seconded the motion. The motion carried unanimously.

Time: 9:40 pm

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

Applicant: Mark Mastroianni/Pulte Homes

Comments: Mr. Mastroianni said that they are working on the stormwater and erosion control issues and are not ready for lot releases at this time. Mr. Mastroianni asked for a continuance of the lot release discussion. PSC has provided a memo on erosion control improvements which Pulte is trying to follow.

John explained that the Conservation Commission has voted to withhold signing off on any building permits until the drainage study has been reviewed by the Planning Board's consultant.

Time: 9:17 pm

Project: **Discuss Town Meeting Zoning Article Recommendations**

Comments:

Article 12-Steve moved to recommend approval of this article. Walter seconded the motion. The motion carried unanimously.

Article 13-Steve moved to recommend approval. Michelle seconded the motion. The motion carried unanimously.

Article 14-Steve moved to recommend this article as amended. Michelle seconded the motion. The motion carried unanimously.

Article 15- Steve moved to recommend approval of this article. Michelle seconded the motion. The motion carried unanimously.

Article 16- Steve moved to recommend approval of this article. Walter seconded the motion. The motion carried unanimously.

Article 17- Steve moved to recommend approval of this article. Walter seconded the motion. The motion carried unanimously.

Article 18- Steve moved to recommend approval of this article. Walter seconded the motion. The motion carried unanimously.

Article 19- Steve moved to recommend approval of this article. John seconded the motion. The motion carried unanimously.

Article 20- Steve moved to recommend approval of this article. Walter seconded the motion. The motion carried unanimously.

Article 21- Steve moved to recommend approval of this article. John seconded the motion. The motion carried unanimously.

Project: Approval of Meeting Minutes

Comment: John moved to approve the 10/28/14 meeting minutes. Jeff seconded the motion. The motion carried unanimously

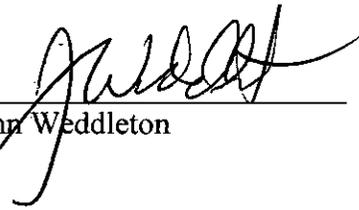
Next Meeting & Schedule

December 9, 2014 @ 7:30 pm.

Adjournment

Michelle moved to adjourn the meeting at 10:07 pm. Walter seconded the motion. The motion carried unanimously.

Respectfully submitted,



John Weddleton