

PLANNING BOARD
1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, January 6, 2015

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 (Absent)

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

Michelle Maheu called the meeting to order at 7:35 pm in Steve McClain's absence and informed the audience that the meeting is being audio and video taped.

New Business

Time: 7:36 pm

Project: Cody Pet Hospital/5 Sharon Ave-Signage Special Permit Hearing to relocate sign from 242 Dedham Street to 250 Dedham Street

Applicant: Kate Pillsbury/Owner of Cody Pet Hospital

Comments: Michelle called the Special Permit Hearing to order for Cody Pet Hospital located at 5 Sharon Avenue. John read the Notice of Hearing into the public record.

Ms. Pillsbury said she currently has a sign permit located at 242 Dedham Street and would like to relocate the sign for the pet hospital to 250 Dedham Street, which is on the opposite corner of Sharon Ave. She has permission from the property owner to locate the sign at 250 Dedham Street. The sign will go in the existing frame where Robin's Floral sign is located and is proposed to be 34 square feet.

The Board asked Ms. Pillsbury to provide a design of the proposed signage.

Jeff moved to close the signage Special Permit hearing for Cody Pet Hospital/5 Sharon Avenue to relocate the signage from 242 Dedham Street to 250 Dedham Street, subject to receipt of an acceptable sign design. Walter seconded the motion. The motion carried unanimously.

John moved to accept the signage for Cody Pet Hospital subject to Design Review Board approval of an acceptable sign design submission. Jeff seconded the motion. The motion carried unanimously.

Walter moved to waive the signage Special Permit application fee with the exception of the advertising cost. John seconded the motion. The motion carried unanimously.

Time: 7:49 pm

Project: **Lake Street Scenic Road Tree Hearing**-Continuation for Norfolk DPW Application for Road Improvements Applicant: Bob McGhee/ DPW Director

Comment: Michelle called the continued hearing to order at 7:49 pm. Michelle said that the Board has walked Lake Street twice since the last meeting. She said that it appears that 32 Lake Street will lose the most amounts of trees and asked Bob McGhee to meet with homeowners of 32 Lake Street about tree replacement.

Joh said that the DPW has to file with the Conservation Commission for any work being done in the resource area.

John said that stopping the stormwater runoff coming from Medway Street into the pond is essential.

Ed McCormick said that he stands with his prior objections to widening or paving Lake Street.

Mr. McGhee recommended that this be heard in front of the Selectmen to discuss the right of way issues.

John moved to close the Lake Street Scenic Road Tree Hearing. Jeff seconded the motion. The motion carried unanimously.

Walter moved to authorize Bob McGhee to begin to complete the removal of the marked trees with exception of a 300-foot stretch of the east side of Lake Street going up the hill from the wetland until an onsite review by the DPW Director and a member of the Planning Board agree on which of the trees within that section may be removed. Jeff seconded the motion. The motion carried unanimously.

Time: 8:12 pm

Project: **Winding Hollow/9 Proposed Lots off 38 Holbrook St**-Continuation of Preliminary Subdivision Review & Open Space Special Permit Hearing

Applicant: Tom DiPlacido/Applicant, Rick Goodreau/United Consultants

Comments: Michelle said since the last meeting, the Board conducted a site walk of the property.

Mr. Goodreau said that a few changes have been made to the plan since the last meeting and as a result of that site walk. He said it is proposed to construct a sidewalk along a portion of Holbrook Street beginning at the catch basin and extend the sidewalk to the driveway at the end of the cul de sac. The sidewalk extending from Pondview Road will be addressed at the time of the Definitive Plan submission. Rick said that Lots 1 & 9 now have a strip of Open Space land along Holbrook Street, so now their frontage is along the proposed new roadway and no longer corner lots.

Dave Sanderson outlined PSC's peer review memo dated January 5, 2015.

Jeff commented that the decision should capture that the lighting is to be installed on private property and no lighting on the cul de sac.

Mr. DiPlacido said he is willing to donate some open space land across the street on Holbrook Street if the Town is interested.

Walter moved to close the preliminary subdivision review and Open Space Special Permit hearing for Winding Hollow. Jeff seconded the motion. The motion carried unanimously.

Project: **Macarthur Avenue-continuation for -1 lot subdivision**

Applicant: **John Robbins**

Comments: Mr. Robbins requested that this project be withdrawn without prejudice.

Jeff moved to withdraw the project without prejudice. Walter seconded the motion. The motion carried 3-0

(John abstained from the vote).

Time: 9:00 pm

Project: **Alexander Estates/Fredrickson Road**-Public Hearing for Preliminary Subdivision

Applicant: Daniel Merrikin/Merrikin Engineering

Comments: Michelle recused herself from the hearing as she is an abutter. John Weddleton called the hearing to order at 9:00 pm. Walter Byron read the notice of hearing into the public record.

Mr. Merrikin presented a preliminary conventional residential subdivision plan for 11 proposed lots on a 17 acre parcel off the end of Fredrickson Road and connecting to Oak View Trail. Two cul de sacs are proposed off the connecting roadway.

Mr. Merrikin explained that the stormwater management system consists of a series of catch basins, manholes & pipes directing the stormwater to detention basins and underground infiltration systems according to the Planning Board regulations.

John said that because of the topography of the site, the cuts and fills will maim the section between two established neighborhoods. John said that he would like to see an Open Space Preservation subdivision plan designed for the site and would like to minimize the impact to the two existing neighborhoods.

Walter said he has not visited the property and would like to do a site walk.

John said he would also like to see designs showing cul de sacs off both Fredrickson Road and Oak View Trail and not have a connection of the two streets. There could still be a water main connection with connecting the two streets.

John asked Mr. Merrikin to stake out the centerline of the roadway for the sidewalk.

The hearing was opened up for public comment:

Scott Bragdon, 12 Fredrickson Rd, said that Fredrickson Road is not a compliant road and cannot handle additional traffic.

Joe Brescia, 2 Mountain Rock Lane, said that he is concerned about run off onto his property and would appreciate a look at other options. John said that the regulations prohibit stormwater runoff from leaving the site.

Matthew Flynn, 26 Fredrickson Road, said that he likes the natural beauty and topography of the area and would appreciate a good, thought out design with sensitivity to the neighbors.

Jane Flynn, 26 Fredrickson Road, asked for a show of hands of residents interested in preserving the integrity of the neighborhood.

Mike Mahoney, 11 Mt Rock Lane, asked for a reference of the types of homes to be built. Mr. Weddleton said the Planning Board has no control over the types of homes that will be built.

Alison Light, 11 Fredrickson Road, said that she is concerned because Fredrickson Road is a narrow, windy road and can't support that many houses.

Sara McKinnie, 6 Oakview Trail, asked if these are single family homes proposed to be built. John said it is required in our zoning.

The Board asked Mr. Merrikin to present alternative subdivision layouts at the next meeting.

Walter moved to continue the hearing for Alexander Estates to 2/5/15 @ 7:30 pm. Jeff seconded the motion. The motion carried, 3-0.

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

Applicant: Mark Mastroianni /Pulte Homes, Mike Rosati/Marchionda & Associates

Comments: Mr. Mastroianni said that at the last meeting the Board voted that the drainage improvements will be considered a major modification and the next step will be a public hearing for a formal subdivision modification. The stormwater improvement plans are almost finalized and will be ready to file with the Planning Board for a hearing at the next meeting. Mr. Mastroianni said he would like to give a presentation and get feedback from the Board.

Michelle said the Board is not able to hear the presentation outside of a public hearing.

John said that they still have to file a Notice of Intent with the Conservation Commission.

Michelle said that another issue has been brought to the Board's attention that the sewer pipe in the street connecting to the wastewater treatment plant. Michelle said that there will need to be easements in place and this may affect the release of lots. Mr. Mastroianni said that easements are required to be in place prior to the Town accepting the roadway and all associated piping and collection systems are to be owned, maintained and repaired by the Fox Run Homeowners Association.

Project: Review Bina Farm Center/39 Miller Street-Signage Special Permit Decision

Comments: The Board reviewed the Special Permit decision for the signage at the **Bina Farm Center/39 Miller Street**.

Walter moved to approve Special Permit Decision #2014-06 for the signage at the **Bina Farm Center/39 Miller Street**. John seconded the motion. The motion carried unanimously.

Project: Cottage Carwash/36 Pine Street

Comment: Dave Sanderson commented that the survey is excellent and everything looks good.

Walter moved to accept the as-built plan for Cottage Carwash/36 Pine Street and recommend that the Building Commissioner grant permanent occupancy. John seconded the motion. The motion carried unanimously.

Project: Approval of Meeting Minutes

Comment: John moved to approve the 12/9/14 meeting minutes. Walter seconded the motion. The motion carried unanimously

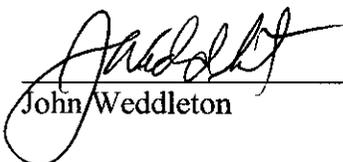
Next Meeting & Schedule

Thursday, February 5, 2015 @ 7:30 pm.

Adjournment

John moved to adjourn the meeting at 11:00 pm. Walter seconded the motion. The motion carried unanimously.

Respectfully submitted,



John Weddleton