

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Thursday, February 5, 2015

Place: Town Hall Room 214 & 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, Gino Carlucci/Planning Consultant, Ray Goff/Town Planner, Andrew Oglivie from BETA Group/Engineering Consultant

Steve McClain called the meeting to order at 6:30 pm in meeting room 214 and informed the audience that the meeting is being audio and video taped.

New Business

Time: 6:30 pm

Project: **Engineering Consultant Interviews Reviews**

Comments: The Board evaluated the three engineering consultant finalists (PSC, Beta & Weston & Sampson) as a result of the interviews that took place on January 20, 2015.

John recommended that we don't choose one single consultant and put each project out to bid to the three firms as a trial period.

Michelle said that the firm doing the review should also conduct the construction inspections.

Steve moved that, for a temporary unspecified amount of time, each project will be put out to bid to the three engineering consulting firms (PSC, Beta Group & Weston & Sampson). John seconded the motion. The motion carried 4-1 (Walter was opposed).

The meeting reconvened in meeting room 124.

Time: 7:42 pm

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

Applicant: Daniel Merrikin/Merrikin Engineering

Comments: Michelle recused herself from the hearing as she is an abutter. Steve called the hearing to order at 7:42 pm.

Mr. Merrikin explained that he investigated potential alternative subdivision layouts as requested by the Board at the last hearing. Option 1 is an 11-lot conventional subdivision that was previously reviewed at the last hearing. Option 2 is a 9-lot conventional subdivision that eliminates one roadway. Option 3 is an 11-lot open space subdivision with only one single roadway connecting Frederickson Road to Oakview Trail. Option 4 is a 12-lot open space subdivision that involves the extension of both existing dead-end roads without connecting them.

Walter asked which option has the least impact to the existing topography. Mr. Merrikin said that option 3 would have the least impact.

Steve said the site should have one open space parcel to preserve the best land.

Jeff suggested a through road with a bend.

Colleen Medeiros, Traffic Assessment, the traffic volumes on the two roads are low volume. There is some traffic that would be attracted to the cut through. The comfort levels on Frederickson are not inviting.

Steve opened the hearing up for public comment:

Scott Bragdon, 12 Fredrickson Road, said that he absolutely feels that a connection would be used as a cut though. Grove Street is also a dangerous street and increased traffic would be improper.

Joe Brescia, 2 Mountain Rock Lane, asked who commissioned them to do the traffic study. Mr. Merrikin said the traffic study was conducted for the applicant.

Mike Sawyer, 18 Frederickson Road, said that an increase of the traffic on Frederickson Road would cause additional safety concerns.

Sarah McInnies commented that it seems like they are trying to cram too many houses on the site.

Jeremy, 14 Frederickson Road, asked what would be the benefit of connecting the roads. John said that normally streets are connected for public safety reasons. Steve said the Board always encourages through traffic.

Sally Vesty asked if the town has the money to improve Frederickson Road. Jeff said that normally the developer provides for some off-site mitigation, but it's unrealistic for them to improve the entire street.

The Board will solicit comments from the public safety departments.

Mr. Merrikin said he will work up an alternative layout to present at the next meeting

John Burke said there will also be additional traffic from the new homes.

Kendra Smith asked what an ANR parcel is. Steve said that the ANR parcels are there to conform with zoning.

Michelle Maheu, 5 Mountain Rock Lane, commented that successful communities are built by connecting neighborhoods. The direction the Board is asking the applicant to go is the right direction.

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

Time: 8:55 PM

Project: **Pine Street Medical Building/31 Pine Street ANR Plan**

Applicant: Paul Brodmerkle/Site Design Professionals

Comment: Mr. Brodmerkle explained that the ANR plan is to combine 6 existing lots into one lot for the Medical Building that was recently constructed. Gino said that he has reviewed the plan and it looks fine.

Michelle moved to approve and endorse the ANR plan for the Pine Street Medical Building/31 Pine Street. Walter seconded the motion. The motion carried, 4-0 (John abstained from the vote).

Time: 8:59 pm

Project: **Toils End Farm/Fox Run Subdivision**-Public Hearing for Drainage Improvement Modifications

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

Comments: Steve called the public hearing for Toils End Farm/Fox Run Subdivision order at 8:59 pm. John read the notice of hearing into the public record.

Mr. Mastroianni said there are three portions of the modification request. A drainage improvement plan has been developed to address the drainage concerns the Town has over the drainage outlet at the intersection of Warren Drive and Maple Street. In order to accomplish the improvements and locate a drainage basin on lot 4, it is proposed to relocate house lot 4 to another area on the site. The last request is to allow a grant of easement for the sewer system to the homeowners association and Norfolk's Town Counsel is reviewing that easement document.

Mr. Rosati presented the drainage improvement modification plan. He explained that it is proposed to divert as much stormwater runoff from Warren Drive into the proposed drainage basin on lot 4 and allow the rest of the runoff to flow to Maple Street so it will not exceed pre-development conditions. A water quality treatment unit is proposed at the entrance to lot 4, which will flow to a rain garden to treat the runoff before reaching the drainage basin. Mr. Rosati said that the Maple Street outfall will be improved to reduce the impacts to the surrounding wetlands.

Andrew Ogilvie, Beta Group, outlined a peer review memo dated 2/4/15.

Attorney for Ilene Segal and Gary Searle, Lot 3, said his clients would prefer to have a residence on lot 4 rather than a drainage basin. He asked if there will be standing water in the basin. Mr. Rosati said the basin is designed to drain within 72 hours.

Peter Crowley, 225(Lot 5) Warren Drive, said that his front yard has washed out and has had to re-loam his yard. John said that the Board will be asking for a landscape plan of the basin once it's sized and can incorporate something into the decision.

Joe Sebastiano, 38 Maple Street, asked if the existing Maple Street culvert will remain. Mr. Rosati said it will remain.

George Smith, Wrentham Planning Board, wanted to be on record as being present.

John moved to continue the hearing to 3/3/15 at 7:45 pm. Walter seconded the motion. The motion carried unanimously.

Mr. Mastroianni requested that the board release some of his lots. The Board agreed that they will re-visit the request for lot releases once the drainage modification improvements are finalized.

Time: 10:08 pm

Project: **Marshall Street/Gray Property-Estate Lot Special Permit Hearing**

Applicants: Rich Leslie/Bay Colony Group, Attorney Francis Spillane, Alan Gray/Applicant

Comments: Steve called the public hearing to order at 10:08 pm for the Marshall Street/Gray Property Estate Lot Special Permit. John read the notice of hearing into the public record.

Mr. Spillane explained that it is proposed to divide an existing parcel of 5.56 acres to create an estate lot of 4.28 acres. The intent is to create the lot to establish value then donate it to the Massachusetts Audubon Society rather than to actually build on it. The lot has 153.15 feet of frontage on Marshall Street. The remaining land (Lot 2) of the owner has 55,784 square feet of area with 246.87 feet of frontage on Marshall Street and fits the required circle, and meets zoning requirements for a buildable lot.

Kevin and Barbara Cuzzy, 4 Audubon Trail, asked what will happen to the other lot. Mr. Gray replied that it is a marketable lot and will eventually be sold.

Michelle moved closed the public hearing for the Marshall Street Estate Lot Special Permit. Jeff seconded the motion. The motion carried unanimously.

Michelle moved to accept the application to create the estate lot and Lot 2 submitted by Alan Gray as submitted. Walter seconded the motion. The motion carried unanimously.

Project: Review Cody Pet Hospital-Signage Special Permit Decision

Comments: The Board reviewed the Special Permit decision for the off-premises signage for Cody Pet Hospital to be located at 250 Dedham Street.

The Board was concerned because the design for the signage that was submitted is different than what Ms. Pillsbury presented at the hearing. The Board would like to have Ms. Pillsbury present at the next meeting to explain what she intends to do for signage.

Project: 9 Shire Drive/WFM Enterprises Extensions

Comment: John moved to grant a one year extension of Site Plan Decision #2013-13 & Special Permit Decision #2013-14 for 9 Shire Drive/WFM Enterprises to 2/26/16. Walter seconded the motion. The motion carried unanimously.

Project: Pondville Plaza/0 Valley Street Extensions

Comment: Walter moved to grant a one year extension of Site Plan Decision #2013-06, Special Permit Decision #2013-07 & Stormwater Management Permit for Pondville Plaza/0 Valley Street to 12/20/15. Michelle seconded the motion. The motion carried unanimously.

Project: Fern Ridge Estates Snow & Ice Removal Invoice

Comment: Ray explained that the owner of Ferne Ridge Estates is willing to pay a portion of his 2013/2014 snow and ice removal bill from the DPW, but is disputing part of the bill because he feels it is excessive.

John moved to pull money from the Ferne Ridge Estates bond to allow for payment of the 2013/2014 snow & ice removal bill and to re-evaluate the current bond to ensure it is enough to finish the project. Michelle seconded the motion.

Project: Approval of Meeting Minutes

Comment: John moved to approve the 1/6/15 meeting minutes. Walter seconded the motion. The motion carried unanimously.

Walter moved to approve the amended minutes of 4/29/14. Michelle seconded the motion. The motion carried unanimously.

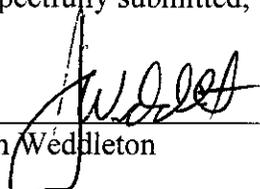
Next Meeting & Schedule

Tuesday, March 3, 2015 @ 7:30 pm.

Adjournment

John moved to adjourn the meeting at 10:51 pm. Walter seconded the motion. The motion carried unanimously.

Respectfully submitted,



John Weddleton