

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, March 3, 2015

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, Gino Carlucci/Planning Consultant, Ray Goff/Town Planner, Engineering Consultants/Andrew Oglivie from BETA Group & Larry Keegan from Weston & Sampson

Steve McClain called the meeting to order at 7:37 pm and informed the audience that the meeting is being audio and video taped.

New Business

Time: 7:37 pm

Project: **Alexander Estates/Frederickson Road**-Continued 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 at the last meeting he had reviewed four alternative subdivision layouts as requested by the Board. Mr. Merrikin provided 2 more alternatives (named option 5 & 6) based upon discussion at the last meeting. He explained that option 5 is an 11-lot open space subdivision with two dead-end extensions that do not connect. Option 6 is an 11-lot open space subdivision with a more sharply curved connecting road between Frederickson Road and Oak View Trail.

Jeff provided a dual project concept plan that he drafted that is an open space and a conventional subdivision.

Mr. Merrikin commented that Jeff's plan is a lot of roadway and lot 10 is entirely in the buffer zone.

John said that he likes the idea of option 5.

Ray said the he also likes option 5, but suggested that reducing the length of the cul de sac would improve the design. The cul de sac option would make the neighbors more comfortable and happy. The Fredrickson Road end is narrow so he suggested reducing the roadway width.

Steve inquired about the proposed drainage systems. Mr. Merrikin said that roof recharge units for each house is proposed and a drainage basin on the open space parcel is proposed to handle the stormwater runoff.

John requested that the next plan include an approximate foot print of the houses.

Mike Sawyer, 18 Fredrickson Road, thanked the Board for listening to the abutters.

Steve moved to continue the hearing for Alexander Estates to 4/14/15 @ 7:30 pm. Jeff seconded the motion. The motion carried, 3-0.

Time: 8:12 pm

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

Applicant: Mark Mastroianni /Pulte Homes, Mike Rosati/Marchionda & Associates, Chris Huntress/Huntress Associates Landscape Architects

Comments: Steve called the public hearing for Toils End Farm/Fox Run Subdivision order at 8:12 pm.

Mr. Mastroianni said the drainage improvement plans have been resubmitted based on the engineering related comments.

Mr. Rosati presented the revised drainage improvement modification plan based on review comments. The proposed rain garden was eliminated due to abutter concern.

John asked the dimension of the basin. Mr. Rosati said the basin is 275' by 150'. John commented that landscape plan is not going to support the proper coverage for the neighbors and does not conform with the Planning Board regulations since they are missing about 100 White Pine trees. He also said that the contingency for the bond estimate for the additional drainage improvements is supposed to be 25%, not the 10% that was provided, so the bond will increase by \$86,276.

Chris Huntress presented the landscape plan for the detention basin on lot 4. The existing access drive to the basin will be loamed and seeded with an upland seed mix to reestablish wooded area. It is proposed to install Red Pine and River Birch at the drive entrance to provide screening. The basin will be planted to create a natural wet area.

Mr. Rosati said no changes have been made to the drainage system down by Maple Street. Mr. Oglivie commented that drainage worked fairly well as it was designed originally and it was suggested to adjust the angle of the pipe and increase the headwall to reduce erosion and that has been done.

Michelle asked Mr. Oglivie if all the outstanding issues have been resolved. Mr. Oglivie said that the only missing component was the planting plan and that has been submitted yesterday, but has not yet been reviewed.

John said that they have mitigation to do for the Conservation Commission and that hearing is next week. He said they should stake out the basin so the Board can conduct a site walk once the snow melts.

Michael Konosky, 53 Maple Street, said that the abutting wells are not shown on the plan and expressed concern about his well and the detention basin that is at a higher elevation. Mr. Rosati said the basin is 200' away from that well.

Jeff Lovely, attorney for Ms. Segal & Mr. Searle, asked that they look at alternative ways to treat water from Warren Drive.

Mr. Searle commented that this basin would cause an increased health risk to the neighborhood.

Steve said they need to make sure the landscaping for the detention basin is appropriate and conforms to the Planning Board regulations.

Michelle said that they need to work on the perimeter plantings for the detention basin.

John moved to continue the hearing to 3/31/15 at 7:30 pm. Walter seconded the motion. The motion carried unanimously.

Time: 9:58 PM

Project: **Island Lighting & Power Systems, Inc./14 Shire Drive-Initial Site Plan Public Hearing**

Applicant: Jarrod O'Neil/Island Lighting, Rick Goodreau/United Consultants

Comment: Steve called the public hearing to order at 9:58 pm. John read the notice of hearing into the public record.

Mr. Goodreau explained that 4 lots are being combined in the Shire Industrial Park to allow for the construction of a 26,000 square foot two-story electrical contractor's headquarters building at the corner of Sharon Avenue and Shire Drive. Mr. Goodreau said that two special permits are requested for the building mounted sign and outdoor storage.

Rick said that he feels that the two proposed structures do not constitute outdoor storage because these are roof structure mounted to the ground through a foundation system. He said they are requesting a Special Permit to allow outdoor storage to occur in some of the parking spaces.

Gino said that typically screening is provided for outdoor storage.

Rick said that the drainage system consists of a catch basin and closed drainage system with connection to the existing drainage system for the industrial park. The existing drainage system for the park was constructed to provide for 80% lot coverage for each lot and this proposal will cover approximately 63% of the lot.

Rick provided a site lighting plan and explained that they have requested a waiver to allow building mounted lights. Quite a few pole mounted lights are proposed and they slightly exceed the .25 foot candles at the property boundary and 5 directly under a light.

Gino outlined his review memo dated 2/25/15 and said that they are in compliance with most items.

Larry Keegan, Weston & Sampson, review his peer review memo dated 2/26/15 and commented that the drive openings will not allow for a tractor trailer and the applicant should confirm the use of tractor trailers for deliveries.

John read comment letters from the Fire Chief, DPW Director and Board of Health into the public record.

Andrea commented that perimeter trees should be considered in the location where the lighting at the property line exceeds the maximum foot candles.

Jeff said Shire Drive is the preferred route for truck traffic because there are residences in the area. Rick said that signage is proposed to direct truck traffic.

Walter said he is not a fan of the chain link fence with the slats.

Steve moved to continue the hearing to 3/31/15 at 7:45 pm. Walter seconded the motion. The motion carried

unanimously.

Project: Review Cody Pet Hospital-Signage Special Permit Decision

Applicant: Kate Pillsbury/Cody Pet Hospital

Comments: Ms. Pillsbury explained that she opened up her pet hospital 18 years ago and at that time, received permission from the owner of 242 Dedham Street, the Zoning Board and the State to place a directional sign on that property. The sign remained at that location until this past October when the new owner of 242 Dedham Street began construction. Ms. Pillsbury said she now has permission from the owners at 250 Dedham Street to place her sign there. She was originally going to place her sign at the top of the existing frame, but the tenant is taking that place. She is now proposing to install a smaller directional sign on the lower portion of the frame.

The Board reviewed the Special Permit decision for the signage for Cody Pet Hospital.

Walter moved to approve the Special Permit Decision #2014-07, subject to the amendment of items #3 & 4 & condition #1, as discussed, to reflect the picture of the 8' square foot as presented to the Planning Board this evening. John seconded the motion. The motion carried unanimously.

Project: Priscilla Ave-Pre-Application for access to 2 existing lots

Applicant: Chris & Ron Nation/Norfolk Development & Construction, LLC

Comment: Chris Nation explained that he had met with the Board last year regarding the development of these lots on an undeveloped portion of Priscilla Avenue. Since that time, it was determined that these lots have been held in single and separate ownership. Bob Bullock has reviewed this and has been in contact with Town Counsel. Chris said that they feel that these lots are buildable as long as they can provide safe, adequate access to the lots.

Ron Nation explained it was determined that these lots are pre-existing, non-conforming lots. It is proposed to develop a 375' length of road that is 18' wide up to a hammer head turn around. John said that this would require a waiver from building a standard road.

The Board suggested that Mr. Nation talk to the public safety departments and come back with a final plan.

Project: Winding Hollow/Off Holbrook Street Preliminary Subdivision & Open Space Special Permit Decision

Comment: Michelle moved to accept the Winding Hollow Preliminary Subdivision & Open Space Special Permit decision #2014-08. Walter seconded the motion. The motion carried unanimously.

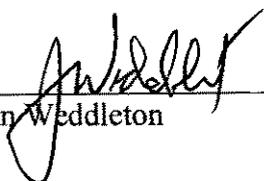
Next Meeting & Schedule

Tuesday, March 31, 2015 & April 14, 2015 at 7:30 pm.

Adjournment

John moved to adjourn the meeting at midnight. Walter seconded the motion. The motion carried unanimously.

Respectfully submitted,



John Weddleton