

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, April 14, 2015

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Steve McClain

Vice-chairman: Michelle Maheu

Clerk: John Weddleton

Members: Jeff Palumbo (arrived at 8:00 pm), Walter Byron

Associate Member: Andrea Langhauser

Others: Betsy Fijol/Administrative Asst, Ray Goff/Town Planner, Bill McGrath/BETA Group

Steve McClain called the meeting to order at 7:45 pm and informed the audience that the meeting is being audio and video taped.

New Business

Time: 8:00 pm

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

Applicant: Dan Merrikin/Merrikin Engineering, Ron Bonvie/Applicant

Comments: Steve called the continued public hearing to order at 8:00 pm. Michelle recused herself from the hearing as she is an abutter.

Mr. Merrikin explained that as requested by the Board at the last hearing, he revised Option 5 by reconfiguring the roads slightly and by reducing the length of Road B. After some consideration, the applicant has indicated a willingness to consider a larger lot, 9-lot version of Option 5, assuming the Board is willing to grant certain waivers.

Mr. Bonvie explained that a 9-lot subdivision, rather than the original 11-lot plan, and larger lot sizes fit better in the neighborhood.

John said that he likes the bigger lot idea and would fit in better with the area. John asked Mr. Merrikin to review the list of waivers. Mr. Merrikin outlined the list of proposed waivers.

Walter said that they should match the road widths to the existing roadways.

Mr. Merrikin said that there are no sidewalks on Fredrickson and it is proposed to extend the Oak View Trail sidewalk.

Steve opened the hearing up for public comment.

Sarah McKinnie, 6 Oak View Trail, asked if there is expected to be any blasting. Mr. Merrikin said they are not expecting to do any blasting at this time.

Jane Flynn, 26 Fredrickson Road, asked how many houses will be off the end of Fredrickson Road. Mr. Merrikin said there are 5 houses proposed to be off Fredrickson Road and 4 off Oakview Trail.

Pete Smith, 7 Fredrickson Road, asked who in the town would make the discussion to connect the two roads. Steve said that would be the Board of Selectmen once the roads are accepted.

Sarah McKinnie asked about the process for construction. Mr. Merrikin said typically the roads and infrastructure are constructed first and then the houses will be constructed.

Joe Brecia, 2 Mountain Rock Lane, asked if the lots will be clear cut and if the developer intends to build the houses himself. Mr. Merrikin said there is no intention on clear cutting the lots and the developer plans on building the development himself.

Sally Vesty, 9 Fredrickson Road, said that Fredrickson Road is non-conforming and asked there is any consideration for putting more lots off Oakview Trail.

Jeremy Sink, 14 Fredrickson Road, commended the Board for preserving the open space land and said he is concerned with preserving the character of the neighborhood. He asked what alternatives have been considered to deeding the cut through land to town. Mr. Merrikin said that he senses from the Board that that is their desire.

John Burke, 30 Fredrickson Rd, asked there could be a condition that the sliver of land be restored after construction. Mr. Merrikin said that they are amendable to whatever the Board wants.

Jeff moved to close the hearing for the Alexander Estates preliminary subdivision plan. Walter seconded the motion. The motion carried unanimously.

Time: 9:05 pm

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

Applicant: Mark Mastroianni/Pulte Homes of New England, LLC 7 Mike Rosati. Marchionda & Associates

Comments: Steve called the continued public hearing for Toils End Farm/Fox Run Subdivision order at 9:05 pm.

Mr. Rosati explained that the last submittal indicates that the previously proposed detention basin on Lot 4 has been removed from the plan. The modifications include the installation of new drainage piped between the constructed homes on lots 82 and 83 directing the stormwater runoff to a rip rap swale that discharges to the wetland system adjacent to the development.

Mr. Rosati said it is proposed to file a Conservation Restriction on Lot 4. A new building lot to replace Lot 4 will be created elsewhere in the subdivision.

Steve commented that this seems to be a good solution to the problem.

Mr. McGrath from BETA Group outlined his review memo.

Steve opened the hearing up for public comment and there were no comments.

The Board agreed that Pulte Homes should formalize an agreement with DPW for camera inspections of

existing drainage system on Warren Drive.

John moved to close the hearing for the Toils End Farm/Fox Run Subdivision modification with the condition of the required information from DPW. Walter seconded the motion. The motion carried unanimously.

Time: 10:00 pm

Project: **Public Hearing for Town Meeting Zoning Articles**

Comments: Steve called the public hearing to order for the Town Meeting Zoning Articles. John read the notice of hearing into the public record.

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

1. *To amend the Norfolk Zoning Bylaws, by adding a new Section H.5. "Multifamily Housing District" to Section H OPTION ZONING; or take any other action relative thereto.*

Ray explained that the purpose of this section is to further the goals of the Master Plan and the Norfolk Housing Production Plan and is designed to encourage diversity of development in and around the MBTA train station, to support and promote pedestrian oriented development in and around Town Center, and to increase the number of affordable housing units. This bylaw establishes a special permit option to allow for the development of Multifamily development. This area encompasses the following districts: B-1 Town Center, R-1 Residential, and R-2 Residential. A parcel must have a minimum of 2 acres of land and 50 feet of frontage.

The Board agreed to recommend indefinite postponement of this article in order to continue to work on this article.

Peter Diamond, 84 Seekonk Street, agrees that the article needs more work and is glad to see it being postponed.

Elizabeth Whitney, 26 Valley Street, said she agrees with Peter.

Nancy Connor, Everett Street, said she is against any dense housing developments in the center of town.

2. *To amend the Norfolk Zoning Bylaws SECTION B DEFINITIONS, to include Multifamily Housing and Multifamily Development with definitions; or take any other action relative thereto.*

The Board agreed to recommend indefinite postponement of this article in order to continue to work on this article. Steve moved to recommend indefinite postponement of this article, Michelle seconded the motion. The motioned carried unanimously.

3. *To amend the Norfolk Zoning Map to include the Multifamily Housing District as shown on a map on file with the Norfolk Town Clerk; or take any other action relative thereto.*

The Board agreed to recommend indefinite postponement of this article in order to continue to work on this article. Steve moved to recommend indefinite postponement of this article. Michelle seconded the motion. The motioned carried unanimously.

4. *To amend the Norfolk Zoning Bylaws, by adding Section E.1.H. "Development of Private Roads or Shared Driveways"; or take any other action relative thereto.*

This article was submitted as a citizen petition, but no one was present to speak about the article. The Board agreed that they will not support this article. Steve moved to not support this article. Michelle seconded the motion. The motioned carried unanimously.

5. *To amend the Norfolk Zoning Bylaws, Section D.2.c. Residential Uses and Section D.2.e. Commercial Uses; or take any other action relative thereto.*

Ray explained that this article was submitted by the Building Commission to clarify an accessory to a primary use. The Board agreed to recommend approval of this article. Steve moved to recommend approval of this article. Michelle seconded the motion. The motion carried unanimously.

6. *To authorize the Town Planner to renumber Sections B., H.5., E.1.h. or D.2.c. in the Norfolk Zoning Bylaw as needed to incorporate approved amendments.*

Walter moved to support the article. Steve seconded the motion. The motion carried unanimously.

Michelle moved to close the hearing for the Town Meeting Zoning Articles. Walter seconded the motion. The motion carried unanimously.

Project: Island Lighting & Power-Review & Approve Site Plan Decision

Comments: Walter moved to approve site plan #2015-03 for Island lighting with the amendment of page 4 item 7. Michelle seconded the motion. The motion carried unanimously.

Jeff Moved to approve Special Permit decision #2015-02 for Island Lighting and Power Systems, Inc. at 14 Shire Drive. Michelle seconded the motion. The vote on the motion is as follows: Steve-aye, Walter-aye, Michelle-aye, Jeff-aye, John-aye.

John moved to approve the Stormwater Management Permit for Island Lighting and Power Systems, Inc. at 14 Shire Drive. Michelle seconded the motion. The motion carried unanimously.

Walter moved to approve the Earth Removal Permit for Island Lighting and Power Systems, Inc. at 14 Shire Drive. Jeff seconded the motion. The motion carried unanimously.

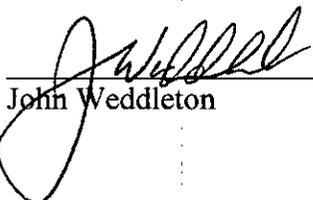
Next Meeting & Schedule

Working session on April 28, 2015 at 8:00 pm & regular session on May 19, 2015 at 7:30 pm

Adjournment

Walter moved to adjourn the meeting at 11:15 pm. Jeff seconded the motion. The motion carried unanimously.

Respectfully submitted,


John Weddleton