

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, May 19, 2015

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Steve McClain

Vice-chairman: Michelle Maheu

Clerk: John Weddleton

Members: Jeff Palumbo (absent), Walter Byron

Associate Member: Andrea Langhauser (absent)

Others: Betsy Fijol/Administrative Asst, Ray Goff/Town Planner, Gino Carlucci/Planning Consultant, Andy Ogilvie/Beta Group

Steve McClain called the meeting to order at 7:42 pm and informed the audience that the meeting is being audio and video taped.

New Business

Time: 7:44 pm

Project: **Jofran, Inc./42 Pine Street-Signage Special Permit Hearing**

Applicant: Robert Roy/Jofran, Inc

Comments: Steve called the public hearing was called to order at 7:44 pm. John read the notice of hearing into the public record.

Mr. Roy explained that he is requesting an 8' x 22' "Jofran Inc." sign to be mounted on the building and presented a picture of the proposed sign. He said that the building is 350' from Pine Street.

Steve said the zoning regulations allow for larger sign proportionate to the building sign by Special Permit.

Michelle commented that the sign cannot be internally lit. Mr. Roy said that there will be light shining on it.

There were no comments from the public.

Michelle moved to close the public hearing for the Jofran, Inc. sign Special Permit. Walter seconded the motion. The motion carried unanimously.

Time: 7:50 pm

Project: **5 Phillips Way-Site Plan Hearing**

Applicant: Paul Cutler/Landmark Engineering

Comments: Steve called the public hearing to order at 7:50 pm. John read the notice of hearing into the public

record.

No one was present to review the project.

Walter moved to continue the hearing to June 16, 2016 at 7:45 pm. Michelle seconded the motion. The motion carried unanimously.

Project: Turner St/Greaves ANR Plan Review

Applicant: Barbara and William Greaves

Comments: The plan was prepared by Landmark Engineering of New England, Inc. of Norfolk and is dated April 2, 2015. The plan divides a 9.94-acre parcel into three lots with areas of 117,744, 145,252 and 170,222 square feet. The 117,744 square foot lot has an existing house and barn on it.

Steve said that Christina Estates is restricted as to how many lots can be within the subdivision and said to investigate if any land is open space for subdivision.

Gino Carlucci had provided the Board with a review memo dated April 10, 2015 which said that the plan meets the substantive requirements for ANR endorsement and recommends that the following technical deficiencies be addressed:

1. Section 3.1.2.9 requires that existing buildings and setbacks be shown. Three existing building are shown, but setbacks are not shown. All three buildings do not meet the 50' setback requirement but this is an existing condition unaffected by the new lines.
2. Section 3.1.2.13 requires that the "frontage" (really width) at the front setback line be shown. This was not done but all three lots clearly exceed the requirement.

The Board is in receipt of a letter from Tim Martin, 40 Turner Street, with a concern about the Catalpa tree right on the edge of the road in front of his property if Turner Street was ever to be improved.

The Board agreed to continue this discussion at the next meeting.

Time: 8:07pm

Project: 242 Dedham Street-Signage Special Permit Hearing

Applicant: John Primpas, Bill Garapolous

Comments: Steve called the public hearing to order at 8:07 pm. John read the notice of hearing into the public record.

Mr. Primpas explained that he is requesting a Special Permit to allow two freestanding multi-tenant signs with with two of the panels on each sign exceeding 12 square feet. It is proposed to install two-24 square foot Dunkin Donuts signs on each of the multi-tenant signs at each of the entrances.

The Board had no objection to the proposal.

Michelle moved to close the signage Special Permit Hearing for 242 Dedham Street. Walter seconded the motion. The motion carried unanimously.

Discussion on gas island canopy- Mr. Primpas provided a rendering of the proposed gas island canopy. He said it will be plain blue all the way around with an 18" high Gulf sign on the end of the canopy facing Sharon Avenue and a 27 square foot Gulf sign on the front of the canopy facing Dedham Street as depicted on the approved site plan. The cloud image will not be on the canopy.

Time: 8:45 pm

Project: 20 Valley Street-Site Plan & PMLD Special Permit Hearing

Applicant: Al Quaglieri/Applicant, Jamie Bissonnette/Prime Engineering

Comments: Steve called the public hearing to order at 8:45 pm. John read the notice of hearing into the public record.

Mr. Bissonnette presented the site plan for two proposed duplexes (four-1 bedroom units) at 20 Valley Street, which is located in the C-1 zoning district. The applicant is requesting a Special Permit to allow a Planned Multi-lot Development (PMLD) in accordance with section J of the Norfolk Zoning Bylaws. Mr. Bissonnette reviewed the list of requested waivers. The parcel is approximately 10 acres and will be serviced by town water and private on-site septic. The stormwater runoff from the driveway will drain to Valley Street and roof runoff will be infiltrated.

Andrew Ogilvie/BETA Group outlined his peer review memo.

Gino Carlucci asked how the construction entrance will be addressed. Mr. Bissonnette said that an anti-tracking pad has been added to the construction entrance.

Steve commented that they need to try to accommodate more street trees where they would be reasonable.

Elizabeth Whitney, 26 Valley Street, said she is very happy with the design of the building and it fits in nicely with the neighborhood.

Michelle moved to close the hearing for the 20 Valley Street Site Plan and Special Permit. John seconded the motion. The motion carried unanimously.

Time: 9:17 pm

Project: Toils End Farm/Fox Run Subdivision

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

Comments: Mr. Rosati explained that the drainage issue was resolved at the last meeting. He said that Lot 4 was relocated to the other side of the subdivision and a revised grant of easement for the sewer in the road was approved by Town Counsel. Mr. Rosati said that the Board of Selectmen have granted approval to use the town land to construct the drainage solution.

Ray said that Town Counsel has reviewed and approved the grant of easement.

John said that there needs to be a Conservation Restriction filed for Lot 4 so there will be no building on that lot.

Walter moved to approve Certificate of Amendment, Modification, or Recission of Approval of a Definitive Subdivision Plan dated May 19, 2015 for Toils End Farm/Fox Run Subdivision with the amended attachment incorporating the change in lot 4a, the Conservation Restriction being added to Lot 4, and the drainage layout. Michelle seconded the motion. The motion carried unanimously.

Project: Toils End Farm/Fox Run Subdivision-Request for Release of Lots 30-33, 65-71, 4a, 73, 74, & 29

Comments: John moved to release Toils End Farm/Fox Run Subdivision lots 30-33, 65-71, 4a, 73, 74, & 29, subject to receiving a signed bond. Steve seconded the motion. The motion carried unanimously.

Project: 20 Valley Street ANR Plan

Comments: Steve moved to sign the ANR plan for 20 Valley Street. Walter seconded the motion. The motion carried unanimously.

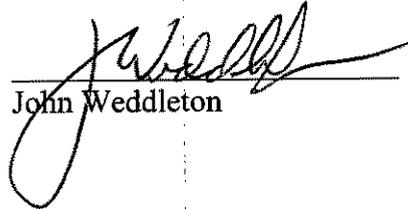
Next Meeting & Schedule

The next meeting was scheduled for June 16, 2015 at 7:30 pm

Adjournment

John moved to adjourn the meeting at 9:47 pm. Walter seconded the motion. The motion carried unanimously.

Respectfully submitted,



John Weddleton