

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, June 16, 2015

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Steve McClain (absent)

Vice-chairman: Michelle Maheu

Clerk: John Weddleton

Members: Jeff Palumbo (absent), Walter Byron

Associate Member: Andrea Langhauser

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

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

New Business

Time: 7:44 pm

Project: **Sandy Knoll Estates**-Request to Release Lots 1-5, Discuss Earth Removal Permit & Sign Lender's Agreement

Applicant: Attorney Louis Caccavaro, Mike DiNapoli/Maple Sands Corp.

Comments: Mr. Caccavaro said that he has been working with Ray on a document that defines all of the open items and develop a time table for completion of the open items that is satisfactory to the Board and feasible and achievable by the developer.

Mr. DiNapoli said that lots 2 and 3 require an Earth Removal Permit and is seeking building permits for lots 1 and 4. He said he is looking for the Board to accept the bond amount and agreement in order to move ahead with the project. Mr. DiNapoli said an Earth Removal Permit will be applied for within 60 days of acceptance of the agreement.

Mr. Caccavaro reviewed the draft agreement with the Board. John said that #6 should be revised to more accurately reflect the sequence of Earth Removal and Building Permits as it relates to lots 2 and 3. The Board agreed that paragraphs #2, #6 & #8 need to be revised. Mr. Caccavaro revised those paragraphs to the Board's satisfaction.

John moved to accept the cost to complete for the entire length of roadway of Silver Fox Road in Norfolk in the amount of \$210,000. Walter seconded the motion. The motion carried unanimously.

John moved to endorse the Form G-4 Performance Secured by Lender's Agreement for 5 lots on Silver Fox Road. Walter seconded the motion. The motion carried unanimously.

Walter moved to endorse the agreement between the Town of Norfolk and Maple Sands Corporation to be completed at the Earth Removal public hearing. John seconded the motion. The motion carried unanimously.

Time: 7:50 pm

Project: **5 Phillips Way-Site Plan Hearing**-Continued from 5/19/15

Applicant: Michelle called the continued public hearing for 5 Phillips Way to order at 7:50 pm.

The Board is in receipt of a request to continue the hearing until the next meeting.

John moved to continue the hearing to July 14, 2015 @ 7:45 pm. Walter seconded the motion. The motion carried unanimously.

Project: **35 Rockwood Rd-ANR Plan Review**

Applicant: Maryellen Hurley/Woo Woo Realty Trust

Comments: A draft ANR plan was submitted by Woo Woo Realty Trust, Maryellen Hurley, Trustee, of Norfolk. The plan was prepared by Glossa Engineering, Inc. of East Walpole and is dated March 2, 2015. The plan divides a lot of 66,129 square feet into a lot of 32,686 square feet and a parcel to the rear of the lot of 33,443 square feet.

Gino said that all the deficiencies have been corrected on the plan and recommends endorsement.

John moved to approve & sign the ANR plan for 35 Rockwood Road dated March 2, 2015 and revised on 3/25/15. Walter seconded the motion. The motion carried unanimously.

Project: **Turner St/Greaves ANR Plan Review**

Applicant: Barbara and William Greaves

Comments: Mr. Weddleton recused himself from the vote because the Greaves are clients. The Board was not able to vote because it did not have a quorum of voting members. The review and discussion will be continued to the next meeting.

Project: **Fern Ridge Estates**-Discuss road maintenance & inspections with Bob McGhee

Applicant: Lou Petrozzi/Wall Street Development

Comments: Ray said that he has talked with Mr. Petrozzi and an interim as-built plan is being done.

Mr. McGhee said that the developer still has an outstanding snowplowing and ice control bill from 2014/2015 in the amount of \$6286.56. Bob said that he has made a recommendation to the Board to vote to have a consulting firm conduct the subdivision inspections and provide the Board with an existing conditions report after receiving an interim as-built.

Mr. Petrozzi said that he has paid for all of the snow plowing charges but has objected to the sanding treatments because he thought the sanding application was excessive for a private road with limited houses constructed at that time. Lou said the subdivision is nearing completion

Michelle said the Board needs an interim as-built plan needs to be provided.

Walter moved to authorize an engineering consultant to provide an inspection of the subdivision and provide the Board with an existing conditions report and to update the cost to complete bond including a cost for maintenance for the Fern Ridge Estates subdivision. John seconded the motion.

Mr. Petrozzi said that he reserves the right to review the bids. Michelle said the Board will be getting bids from BETA and Weston and Sampson and Mr. Petrozzi will be able to review them.

The motion carried unanimously.

Project: Toils End Farm/Fox Run Subdivision Modification Plan Endorsement

Comments: The Board endorsed the mylar plan for the Toils End Farm/Fox Run Subdivision modification plan.

Time: 9:13 pm

Project: Gold/Myrtle Street ANR Plan- Review & Sign Mylar Plan

Comments: Gino commented that Section 3.1.2.11 requires that existing wetlands and flood plains be shown. The wetlands are shown and a note indicates that there is no flood plain on the property. However, the FEMA map referenced is not the one in current use. The current map should be reviewed to ensure it still does not show a flood plain on the property and it should be referenced in the note. Gino said that this change has not been made, but it should not affect this plan.

John said the flood plain is not relevant to this plan because Conservation Commission would request this data if they are to do any work in this area.

John moved to approve ANR plan dated June 9, 2015. Walter seconded the motion. The motion carried unanimously.

Project: Alexander Estates/Fredrickson Rd ANR Plan-Review & Sign Mylar Plan

Comments: Gino said that he has reviewed the ANR plan submitted by Fredrickson Development, LLC, of Mashpee. The owner is Alexander Matulewicz of Norfolk. The plan was prepared by Paul J. Desimone of Medway and is dated June 11, 2015. The plan divides a lot of 17.05 acres into a lot of 11.41 acres and two nonbuildable parcels of 4.5 acres and 1.14 acres.

Gino had the following comments:

1. Section 3.1.2 13 requires that frontage be shown at the property and setback line. The distance at the setback. The frontage is shown and the setback line is shown but there is not a dimension on the length of the setback line (though it clearly exceeds the minimum required).
2. Similarly, the Required Circle is shown, but there is not a dimension on it. The Required Circle clearly fits on the lot

Gino said the plan meets the substantive requirements for ANR endorsement and recommended that it be endorsed.

Michelle had to recuse herself from the vote as she is an abutter. There was not a quorum to vote, so it will be continued to the next meeting.

Project: Alexander Estates/Fredrickson Rd-Review & Approve Preliminary Subdivision Decision

Comments: Michelle had to recuse herself from the discussion as she is an abutter. There was not a quorum to vote on the decision, so it was continued to the next meeting.

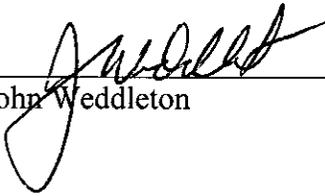
Next Meeting & Schedule

The next meetings were scheduled for June 30, 2015 at 6:30 pm and July 14, 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