

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, July 14, 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:

Others: Betsy Fijol/Administrative Asst, Ray Goff/Town Planner, Andy Ogilvie/BETA

Steve called the meeting to order at 7:40 pm and informed the audience that the meeting is being audio and video taped.

New Business

Project: **Meeting Minutes**

Comments: John moved to accept the 6/30/15 meeting minutes. Walter seconded the motion. The motion carried unanimously.

Time: 7:45 pm

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

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

John moved to continue the hearing to August 18, 2015 @ 7:45 pm. Walter seconded the motion. The motion carried unanimously.

Project: **Fern Ridge Estates**-Discuss street improvements, landscaping, road maintenance & inspections

Comments: Ray said the location of street trees and the timing of when they go in is an issue for the residents. Ray said the developer should provide an interim as-built for a full assessment of the current conditions and will get cost to complete quotes from the Board's consulting engineers.

Bob McGhee said that he has done the inspections on the roadway up until the construction of houses. Bob said that the developer owes for 2 years of snow plowing and refused to do any more inspections until that bill was taken care of, so the sidewalks went uninspected.

Steve commented that it may be a problem planting the street trees depending on where the utilities are located.

Brad Rutan, 10 Winston Road, said that Dig Safe did confirm that in some areas, the utilities are located in the

grass area where the street trees are supposed to go. He said that many of the residents don't want trees in the front yard and are willing to work with the developer and the Town to locate the trees elsewhere on their properties.

Time: 8:37 pm

Project: **242 Dedham Street-Sign Special Permit Public Hearing**

Applicant: John Primpas & Bill Garapolous

Comments: Steve called the public hearing for a sign Special Permit for 242 Dedham Street to order at 8:37 pm. John read the notice of hearing into the record.

Mr. Primpas said that he is proposing to install a drive-thru menu board with more than 24 square feet in area at his 242 Dedham Street Dunkin' Donuts store. It will be the same menu board that was approved for the store on Main Street. There will be removable aluminum panels on the sides for monthly promotions. It is also proposed to install 2-21 square foot Gulf logo wall signs to be located on the gas island canopy facing Dedham Street and Sharon Avenue.

There were no concerns from the Board since it's the same menu board that was approved at the Main Street store and the Gulf logo signs were discussed at a prior meeting.

There were no comments from the public.

John moved to close the hearing. Walter seconded the motion. The motion carried unanimously.

Time: 8:48 pm

Project: **King Street-Scenic Road Tree Hearing**

Applicant: Bob McGhee/DPW Director

Comments: Steve called the King Street Scenic Road Tree Hearing to order at 8:48 pm. John read the notice of hearing into the record.

Bob McGhee said that it is proposed to remove trees within the street right-of-way for improvements, a new sidewalk and paving on King Street, from Union Street to the King Philip Middle School. It is proposed to install the sidewalk on the left side of the street coming from Union Street to the school. The steep grades on King Street will make it a challenge. Bob showed a drone fly over video of the site that was done earlier that day. He said that any stone walls will be destructed and rebuilt further inland.

A discussion regarding a crosswalk to the school ensued.

The Board scheduled a site visit at 11:30 am on Saturday, July 18, 2015 and will meet at the King Philip Middle School parking lot.

Bruce Beans, 9 King Street, said that he supports the sidewalk. Mr. Beans said that he installed a new septic system about 5 years ago in the front yard and is concerned about that. He said that instead of building a sidewalk at the level of the street, perhaps it can be contoured gradually and follow the terrain up.

Mrs. Maliakal, 1 Ridgefield Road, asked if she will her bushes. Bob said that he will do his best to put everything back. Mr. Maliakal said that they have some drainage issues. Bob said that will get taken care of.

Walter moved to close the King Street Scenic Road Tree Hearing. Michelle seconded the motion. The motion carried unanimously.

Time: 9:40 PM

Project: **Winding Hollow/Holbrook St-Definitive Open Space Subdivision Public Hearing**

Applicant: Rick Goodreau/United Consultants, Tom & Matt DiPlacido/DiPlacido Development Corp.
Comments: Steve called the hearing to order for the Winding Hollow Definitive Open Space subdivision. John read the Notice of Hearing into the public record.

Rick Goodreau presented the Open Space Preservation Definitive Subdivision Plan for "Winding Hollow" located off Holbrook Street. Mr. Goodreau said that he has also applied for a stormwater management permit, earth removal permit and application for a Scenic Road Tree hearing. It is proposed to construct a 470 foot cul de sac roadway that will provide access to the 9 open space lots. The houses will be served by the town water system and private on-site sewage disposal systems. The stormwater system consists of two catch basins located at the entrance to an underground infiltration system and a third catch basin at the cul de sac will be discharged to a sediment forebay to an infiltration pond. A waiver has been requested to eliminate the second sidewalk. The sidewalk connects to the Pondview sidewalk and will meander to save some trees that were a concern to the neighbors. As a result of a site walk by Natural Heritage, additional waivers have been requested.

Andy Ogilvie of BETA Engineering reviewed his peer review memo.

Steve call the Sormwater Management, Earth Removal and Scenic Road Tree Hearings for Winding Hollow to order at 10:30 pm. Jeff seconded the motion. The motion carried unanimously.

Gerry Bluhm, Holbrook Street, said that he wants to save the four trees on his property. Steve said that the trees will be saved the way the sidewalk is laid out.

John moved to continue the public hearings for Winding Hollow to August 18, 2015 at 8:00 pm. Walter seconded the motion. The motion carried unanimously.

Time: 10:44 pm

Project: **Alexander Estates/Fredrickson Rd- Open Space Special Permit Public Hearing**

Applicant: Dan Merrkin/Merrikin Engineering, Frank Bonvie/Fredrickson Development, LLC.

Comments: Steve called the public hearing to order for Alexander Estates Open Space Special Permit at 10:44 pm. John read the notice of hearing into the record. Michelle recused herself from the hearing because she is an abutter.

Mr. Merrikin presented the Open Space Preservation Subdivision plan for 9 proposed lots on 17 acres of land between Fredrickson Road and Oakview Trail. It is proposed to have two dead ends, one off Fredrickson Road and Oakview Trail. Frederickson Road will have a 20' paved width to a cul de sac with a 15' radius. Oakview Trail will have a 24' paved width to a conventional cul de sac. The parcel between the two cul de sacs will be conveyed to the town to allow for a future connection if the town chooses. The average lot size is 33,400 square feet and the average frontage is 110.5', which exceeds the requirements for an open space preservation subdivision. Soil testing has been performed on the lots for septic systems. The drainage system will consist of country drainage system to swales, catch basin and an infiltration basin in the open space parcel.

There were no comments from the public.

John moved to close the hearing for the Alexander Estates Open Space Special Permit. Walter seconded the motion. The motion carried unanimously.

Time; 11:15 pm

Project: **Island Lighting & Power/14 Shire Dr-Review ANR plan & site plan for endorsement**

Comments: Walter moved to endorse the ANR plan and site plan for Island Lighting and Power Systems at 14 Shire Drive. Jeff seconded the motion. The motion carried unanimously.

Project: **Joshua Road & Warren Drive in Norfolk & Wrentham**-Review ANR plan for endorsement
Comments: This property straddles the Norfolk/Wrentham line and has already been endorsed by the Wrentham Planning Board.

Michelle moved to endorse the ANR plan for Joshua Road & Warren Drive in Norfolk & Wrentham. Walter seconded the motion. The motion carried unanimously.

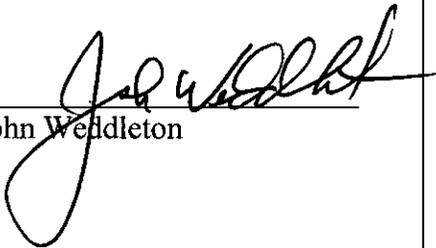
Next Meeting & Schedule

The next regular meeting was scheduled for Tuesday, August 18, 2015 at 7:30 pm and a workshop was scheduled for Monday, August 24, 2015 at 7:30 pm.

Adjournment

John moved to adjourn the meeting at 11:25 pm. Michelle seconded the motion. The motion carried unanimously.

Respectfully submitted,



John Weddleton