

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, September 15, 2015

Place: Town Hall Room 214

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 Group, Larry Keegan/Weston & Sampson

Steve called the meeting to order at 7:30 pm and informed the audience that the meeting is being audio and video taped.

New Business

Time: 7:30 pm

Project: **5 Phillips Way - Site Plan Public Hearing-** cont'd from 8/18/15

Applicant: Paul Cutler/Landmark Engineering, Don Masison/Taylor Rental

Comments: The Board is in receipt of a request for a continuance of the hearing. Walter moved to continue the public hearing for the 5 Phillips Way site plan to October 13, 2015 at 7:30 pm. Michelle seconded the motion. The motion carried unanimously.

Time: 7:45 pm

Project: **Winding Hollow/Holbrook St-Definitive Open Space Subdivision Public Hearings-**Continued from 8/18/15

Applicant: Rick Goodreau/United Consultants, Tom DiPlacido/DiPlacido Development Corp

Comments: Steve called the continued hearings to order for the Winding Hollow Definitive Open Space subdivision, Earth Removal Permit, Stormwater Management & Scenic Road Tree Hearing.

Mr. Goodreau presented the subdivision plans that were revised based upon Board comments at the last meeting and comments from the DPW and engineering consultants and highlighted those changes. The DPW Director sent a memo dated 9/15/15 and stated that he finds the revisions acceptable as requested.

Mr. Ogilvie commented that there is a small drainage area with two dry wells that drains toward the front, a 44% pretreatment before infiltration is required and they are only getting 25%, which does not meet the stormwater standard. Mr. Goodreau said that the proposed system will meet the 80% TSS (Total Suspended Solid) removal requirement and 44% TSS removal pretreatment requirements.

Mr. Goodreau said the proposed sidewalk from the subdivision entrance to Pondview Road will meander in order to save some trees that were of a concern to the neighbors.

Mr. Weddleton asked what was decided to use to demark the end of the lot and the beginning of the open space line. Mr. DiPlacido said it is proposed to install some kind of permanent bound along the property line and some boulders or a raised bed with evergreen trees in between.

Jeff inquired about trail markers for the open space and recommended that they look at signage from other approved subdivisions.

Steve said that the Board wants the utilities on the opposite side of the street from the sidewalk. Mr. DiPlacido said that may be a problem because the electric company likes to be on the opposite side as the water main.

Mr. Bluhm, 30 Holbrook Street, said that he does not see why there needs to be a sidewalk from the subdivision to Pondview Road if the school bus goes right by the subdivision entrance. He mentioned that it is a safety concern because the town does not plow the sidewalks.

Michelle moved to close the hearing for the Winding Hollow Open Space Definitive Subdivision with the conditions that open space boundaries are marked, signage for open space entrance is added, moving the utilities to the opposite side of the sidewalk and if necessary, the water line will be on the same side as the sidewalk. Walter seconded the motion. The motion carried unanimously.

John moved to continue the hearings for the Scenic Road Tree Hearing, Earth Removal Permit and Stormwater Management Permit to October 13, 2015 at 7:45 pm. Michelle seconded the motion. The motion carried unanimously.

Time: 8:20 p.m.

Project: **Priscilla Ave**-Definitive Subdivision Public Hearing to construct road for access to 2 existing lots off River Road & Donald Road-Continued from 8/18/15

Applicant: Ron Nation/Norfolk Development & Construction, Peter Lavoie/Guerriere & Halnon

Comments: Steve called the continued hearing to order at 8:20 pm.

Mr. Lavoie presented the revised plan based conversations at the last meeting and engineering consultant review comments. The road was widened to 20' and was super elevated, which means the road has a continuous pitch to the grass drainage swale on one side of the street. A full drainage analysis was done and there is no increase in rate or volume of stormwater leaving the site. It is now proposed to serve the two houses with town water coming from River Road, rather than private wells.

Mr. Weddleton asked if the flood plain elevation was confirmed. Mr. Lavoie said that his survey crew provided an as-built of the area and they are comfortable that their elevation is correct. Mr. Weddleton asked him to send this information to the Conservation Commission.

Mr. Keegan said that there will be less drainage leaving the site onto River Road after construction than there is now. He said all of the review comments have been addressed except for lighting and plantings and will leave that up to the Board.

Mr. Nation asked the Board if they would accept lamp post lights at the end of each driveway. Steve recommended that they reach out to the Town Administrator for input regarding street lighting. John said he would prefer to see a light at the intersection.

Jeff said he would feel better if the Board did a site visit to review some of the details on the plan. The Board agreed to meet at the site at 9:00 am on Sunday, September 20th and asked Mr. Lavoie to stake the centerline and right of way of the road.

Steve opened the hearing up for public comment:

Mike Cahalane, 77 River Road, asked which way the road will be pitched and if it will be paved. Mr. Lavoie said the road will be pitched from left to right and it will be paved.

Michelle moved to continue the hearing for the Definitive Subdivision off Priscilla Avenue to October 13, 2015 at 8:00 pm. Walter seconded the motion. The motion carried unanimously.

Time: 9:00 pm

Project: **Sandy Knoll Estates** – Earth Removal Permit Public Hearing, 4 (Lot 2B) & 6 (Lot 3B) Silver Fox Rd

Applicant: Mike DiNapoli/Maple Sands Corp, Attorney Lou Caccavaro

Comments: Steve called the public hearing to order for the Sandy Knoll Estates – Earth Removal Permit at 9:00 pm. Walter read the Notice of Hearing into the public record.

Mr. Caccavaro explained that there are 2 lots in the subdivision that need earth removed in excess of what is allowed by a matter of right.

Steve asked for a timeline for the removal of the earth. Mike DiNapoli said he could have it removed by June 15, 2016. John commented that there needs to be a schedule with the number of trucks, how many yards of earth are being removed per day and a destination and route of where the earth is going so a timetable can be developed to make sure they are meeting their quota.

Jeff said the Board will want to review the earth removal logs.

Mr. Caccavaro requested that the hearing be continued so that they have time to provide those particulars.

Walter moved to continue Earth Removal Hearing for Sandy Knoll Estates to October 13, 2015 at 8:15 pm. Michelle seconded the motion. The motion carried unanimously.

Time: 9:15 pm

Project: **Alexander Estates**-Discuss Special Permit Decision w/ Fredrickson Rd/Oak View Trail neighbors

Comments: The Board is in receipt of several letters from the Fredrickson Road, Oakview Trail and Mountain Rock Lane neighbors expressing concern because the Open Space Special Permit for Alexander Estates was not granted because it did not receive a super majority vote. Walter read a few of those letters into the public record.

Jeremy Sink, 14 Fredrickson Road, said that safety is the highest priority for everyone. Additional traffic as a result of a cut through on Fredrickson Road is a concern and feels a cul de sac would foster a sense of community. He said he wonders if the Chairman's decision to not vote in favor of the Open Space Permit is a related to a previous lawsuit of Matulewicz vs Norfolk Planning Board. Mr. Sink questioned why one Board member abstained from the vote. Michelle replied that she legally had to recuse herself from the hearing process as she is an abutter.

Mr. Weddleton said that a conventional subdivision with two cul de sacs could be approved with waivers with a simple majority vote.

Robert Light, 11 Fredrickson Road, asked what advantage it is to the town to have a subdivision plan with two cul de sacs and no open space.

Steve said that in his opinion, the best plan is to have the open space with the roads connecting. He said those roads were meant to be connected. He said that if the road was to go through, the town could get the developer to make improvements to Fredrickson Road to make it safe.

Alison Light, 11 Fredrickson Road, said that a cut through would alter the character of that road and decrease their property values. The best case would be to have two cul de sacs with the open space.

Walter said that in ordinary circumstances, he would support connecting roads, but in this case, he is sympathetic with the residents' safety concerns.

Steve said that will not reconsider his vote tonight, but will give it some thought. The Board agreed to continue this discussion at the Priscilla Avenue site walk on Sunday morning.

Project: Approval of Meeting Minutes

Comments: Walter moved to approve the meeting minutes of August 18, 2015. Michelle seconded the motion. The motion carried unanimously.

Project: Winding Hollow Definitive Open Space Preservation Subdivision Decision

Comments: Michelle moved to accept the Winding Hollow Definitive Open Space decision with the edits discussed to include the conditions that open space boundaries are marked, signage for open space entrance is added, moving the utilities to the opposite side of the sidewalk and if necessary, the water line will be on the same side as the sidewalk. Jeff seconded the motion. The motion carried unanimously.

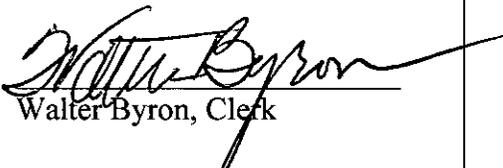
Next Meeting & Schedule

The next regular meeting was scheduled for Tuesday, October 13, 2015 at 7:30 pm.

Adjournment

John moved to adjourn the meeting at 10:45 pm. Walter seconded the motion. The motion carried unanimously.

Respectfully submitted,


Walter Byron, Clerk