

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, November 10, 2015

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Steve McClain

Vice-chairman: Michelle Maheu

Clerk: Walter Byron

Members: Jeff Palumbo (absent), John Weddleton

Associate Member: Jennifer West

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

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

Time: 7:40 pm

Project: **5 Phillips Way Site Plan Review**

Comments: Steve called the continued public hearing for 5 Phillips Way Site Plan to order at 7:40 pm. The Board is in receipt of a request for a continuance.

Steve moved to continue the hearing to 12/10/15 @ 7:30 pm. Walter seconded the motion. The motion carried unanimously, 4-0.

Project: **Rockwood Road Historic District Presentation**

Comments: Betsy Pyne and Betsey Whitney, Historical Commission members, explained that the Historical Commission has submitted an application to the National Register of Historic Places to include 17 properties on Rockwood Road, from the rail track to Boardman Street, as a Historic District in Norfolk.

Project: **Bristol Pond Estates** – Request to Release Lots 4, 6, 7, 8, 9, 11 & 12

Applicant: Mike Razzano

Comments: The Board is in receipt of a memo from Bob McGhee, DPW Director, indicating that the current bond is more than sufficient. John moved to release Bristol Pond Estates, lots 4, 6, 7, 8, 9, 11 & 12 from the subdivision covenant. Walter seconded the motion. The motion carried unanimously, 4-0.

Time: 8:00 pm

Project **Alexander Estates Definitive Open Space Preservation Subdivision Public Hearing**

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

Comments: Steve called the public hearing to order at 8:00 pm for the Alexander Estates Definitive Open Space Preservation Subdivision, Stormwater Management Permit, Earth Removal Permit, and a Shade Tree Act Hearing. Walter read the notice of hearing into the public record. Michelle recused herself because she is an abutter.

Mr. Merrikin presented the definitive open space preservation subdivision plan for Alexander Estates, which lies at the end of Frederickson Road on 11.41 acres. The applicant proposes to construct a nine-lot open space single family residential development. It is proposed to demolish the existing single-family dwelling at 36 Frederickson Road.

Mr. Merrikin explained that based on extensive input from the Town and neighborhood, the development has been proposed as two extensions of existing dead-end roads off Frederickson Road and Oak View Trail. Provisions are made for the future connection of these roads but the proposed construction will leave them disconnected to prevent through-traffic in the adjoining neighborhoods. The proposed Oak View Trail extension will be 265 feet and will result in a cul de sac that meets the dead-end requirements of the Subdivision Regulations. The proposed Frederickson Road extension is 154 feet.

It is proposed to install a variety of stormwater treatment and infiltration Best Management Practices with roof runoff infiltration systems which will capture and infiltrate runoff from each house roof for all design storms, including the 100-year event, grass swales and catch basin collection and pre-treatment BMPs, Vortechs VX4000 proprietary pre-treatment BMP unit, and a vegetated infiltration basin with a sediment forebay. John commented that he likes the design but he would like Mr. Merrikin to work with the Board's consultant on a smaller stormwater design.

Andy Ogilvie/BETA Group outlined his review memo dated 11/10/15.

Ray suggested adding trees to the connector parcel and more undisturbed areas along the road. He also suggested that a landscape architect take a look at the plan and add input.

Steve opened the hearing up for public comment:

Scott Bragdon, 12 Frederickson Road, said that he is frustrated with the conversation about the connection between the two cul de sacs. That area should become part of the open space or part of a lot.

Sara McKinney, 6 Oak View Trail, asked about the construction entrance and if trucks would be parked at the entrance. Mr. Merrikin explained that trucks will not be parked in the public way, but on the property being developed.

Colleen Bresha, 2 Mountain Rock Lane, asked if trees are to be removed along her property line, if there can be replacement trees planted. Mr. Merrikin said he would look into that.

Lee Gibson, 8 Mountain Rock Lane, asked about the procedure for ledge removal. Mr. Merrikin said that they are not expecting to do any blasting, but if they do, there is a required permit through the Fire Department.

Jane Flynn asked about the status of the connection between the cul de sacs. Steve said that area will be loaned, eeded and landscaped and pedestrian only.

Matt Flynn, 26 Frederickson Road, asked if the two cul de sacs will be the same elevation. Mr. Merrikin said the elevations will be the same.

Sara McKinney said that her driveway will have to be extended to meet the cul de sac and wants to make sure it is a smooth connection to avoid puddles. Mr. Merrikin said that a contractor has not been selected yet, but they will make sure there are no puddles in that area.

Walter moved to continue the Alexander Estates Definitive Open Space Preservation Subdivision public hearing to 12/10/15 at 7:45 pm. John seconded the motion. The motion carried unanimously,

Time: 9:10 pm

Project: **29 Valley Street Site Plan and Special Permit Public Hearing**

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

Comments: Steve called the hearing to order at 9:10 pm. Walter read the notice of hearing into the public record.

Mr. Bissonette presented the site plan for ten duplex units each with 2 bedrooms proposed at 29 Valley Street at the corner with Hill Street. The lot is within the C-1d zoning district and is proposed as a Planned Multi Lot Development by Special Permit from the Planning Board.

Mr. Bissonette explained that the units will be serviced by town water and a common septic system. The stormwater is proposed to be handled by an infiltration system to handle the 100-year storm. It is proposed to have single lights at the end of each driveway for each unit on a timer to be controlled by the site manager, rather than tall street lights.

Mr. Bissonette said that it was originally proposed to donate Lot 2 to the Town for an affordable housing unit, but is not sure if that is well received with the Town.

Steve said more parking should be provided for visitor parking. Steve asked about snow storage. Mr. Bissonette said that snow storage would be in the grassy area in the center.

John said that he would like to see the units along Valley Street should look more like the fronts to make it more attractive from the street.

Michelle commented that she has some concerns about the driveway and they should consider the esthetics of the design.

Jennifer said that she would like to see them work with existing vegetation

Ray provided a review memo. He commented that a landscape architect is necessary for this project.

Andy Ogilvie/BETA Group presented his review memo dated 11/9/15.

Steve opened up for public comment:

Mary Gould, owner of 4, 6, & 8 Hill Street, would like to see some natural woods left in place. She expressed concern about the hill in the snow and asked that part of the railroad abutment be taken down to improve viability.

Tom Martin, 42 Everett St, expressed concern over the need for traffic control on Hill Street.

Marcia Martin also expressed concern over traffic issues on Hill Street.

Elizabeth Whitney, 26 Valley St, said she supports the residential development and likes the project going on at 20 Valley Street.

Walter Moved to continue the hearing to 12/10/15 @ 8:00 pm. Michelle seconded the motion. The motion carried unanimously.

Project: 15 Frederickson Road ANR Plan-Review & Endorsement

Comments: The board is in receipt of an ANR plan for 15 Fredrickson for James Lehan, dated 5/23/14 and revised on 11/9/15, prepared by Carlson Survey Company of Millis to divide a lot of 223,810 square feet into a lot of 170,210 square feet and a nonbuildable parcel of 53,600 square feet.

John moved to accept and endorse the ANR plan for 15 Fredrickson Road. Walter seconded the motion. The motion carried unanimously.

Project: 19 Frederickson Road ANR Plan-Review & Endorsement

Comments: The board is in receipt of an ANR plan for 19 Fredrickson Road for Patrick and Barbara Snead, dated 5/22/14, prepared by Carlson Survey Company of Millis to divide a lot of 87,894 square feet into a lot of 43,630 square feet and a nonbuildable parcel of 44,264 square feet.

Walter moved to accept and endorse the ANR plan for 19 Fredrickson Road. Michelle seconded the motion. The motion carried unanimously.

Project: Priscilla Ave/2 Lot Subdivision-Approval of Decision & Mylar Plan Endorsement

Comments: John moved accept and sign the decision for the 2 lot subdivision off Priscilla Avenue and endorse the mylar plans. Walter seconded the motion. The motion carried unanimously.

Project: Approval of Meeting Minutes

Comments: Walter moved to approve the meeting minutes of 8/24/15, 9/15/15, 10/13/15, & 10/19/15. Michelle seconded the motion. The motion carried unanimously.

Next Meeting & Schedule

The next regular meeting was scheduled for Thursday, December 10, 2015.

Adjournment

Steve moved to adjourn the meeting at 10:45 pm. Walter seconded the motion. The motion carried unanimously, 4-0.

Respectfully submitted,


Walter Byron, Clerk