

# PLANNING BOARD

1 Liberty Lane  
Norfolk, MA 02056

## MEETING MINUTES

**Date of Meeting:** Thursday, December 10, 2015

**Place:** Town Hall Room 124

### PLANNING BOARD MEMBERS ATTENDING:

**Chairman:** Steve McClain

**Vice-chairman:** Michelle Maheu

**Clerk:** Walter Byron

**Members:** Jeff Palumbo, 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 7:36 pm and informed the audience that the meeting is being audio and video taped.

### New Business

Time: 7:37 pm

Project: **5 Phillips Way**

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.

Walter moved to continue the hearing to 1/12/16 @ 7:30 pm. John seconded the motion. The motion carried unanimously, 4-0.

Project: **Winding Hollow Open Space Definitive Subdivision-Review Plans for Endorsement & Sign Covenant**

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

Comments: Rick explained that Natural Heritage is reviewing the turtle gate design that was designed by Mr. DiPlacido.

Gino said that only minor issue that he has is that there is a condition in the decision that the construction entrance be blocked off when there is no activity, but suggested it be added to erosion control plan. Steve commented that there is already a turtle gate in that location that will be closed at night. Rick said that there is also a 24' wide by 50' long truck tire tracking area at the entrance.

Ray commented that Gino's review was very thorough and has no other outstanding issues.

John moved to endorse the Winding Hollow Definitive Open Space Subdivision plans. Walter seconded the motion. The motion carried unanimously.

John moved to sign the covenant for the Winding Hollow Definitive Subdivision. Michelle seconded the motion. The motion carried unanimously.

Time: 7:50 pm

Project: **Alexander Estates/off Fredrickson Road-Definitive Open Space Preservation Subdivision-continued from 11/10/15**

Applicant: Dan Merrikin/Merrikin Engineering

Comments: Steve called the continued public hearing to order at 7:50 pm. Michelle recused herself because she is an abutter.

Dan said that revised plans and drainage report have been submitted. There were a few technical issues that have been addressed in response to the Board comments at the last meeting and engineering and water consultant review. Mr. Merrikin explained that the roadway and lots have been re-graded in order to preserve more of the existing woodland. The stormwater basin was re-designed based on Board comments. The pipeline leading from Fredrickson Road to the stormwater basin was converted into an extensive stormwater infiltration trench. This allowed the proposed stormwater basin to be reduced in size by approximately 50%.

John commended Mr. Merrikin on a job well done.

Steve said recommended that the street lights be removed from the plan and just have post lights at the end of the driveways.

Jeff asked how they intend to ensure that during construction that the trees in the high area are protected. Mr. Merrikin said that the limit of work will be staked out, but that can be a condition of approval.

Steve opened the hearing up for public comment:

Joe Breccia, 2 Mt. Rock Lane, asked that there be no construction vehicles parked in the cul de sac during construction.

John moved to close the public hearing for the Alexander Estates Definitive Open Space Subdivision. Walter seconded the motion. The motion carried unanimously.

Time: 8:25 pm

Project **Pondville Heights/29 Valley Street-Site Plan & PMLD Special Permit-cont'd from 11/10/15**

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

Comments: Steve called the continued public hearing to order at 8:25 pm.

Mr. Bissonette presented the revised site plan based upon Board and consultant's comments at the last meeting. Mr. Bissonette also provided a stamped traffic analysis and the cut sheet for the residential lighting at the end of the driveways. He said that all the wells on the abutting properties have been located and another duplex unit is now being proposed on the small lot that was originally being donated to the Town.

Jamie reviewed the landscape plan. He explained that it is proposed to preserve the existing stone wall and continue it. It is proposed to install a terraced wall along Valley Street, which will reduce the size of the retaining walls. Michelle recommend some evergreens and clusters of trees be added to the landscape plan. Steve recommended that some ornamental trees, such as crab apples, be added between the buildings.

John suggested having the backs of the units along Valley Street look like house fronts in order to look more attractive. He also said that two retaining walls along Valley Street would help to soften the step down.

Michelle recommended that straight line of the back of the units be staggered to add more depth and soften the look.

John commented that our regulations call for retaining walls to be built to Mass DOT specifications.

Al explained that the DPW's water consultant recommended that the water main on Valley Street be extended north approximately 650 feet to loop the distribution system in this area, improving water quality, flow availability and system redundancy. Al said that it is unreasonable to expect him to do this. The Board agreed to discuss this with Mr. McGhee.

Elizabeth Whitney, 26 Valley Street, said she likes this project but is concerned about water line issue. She doesn't like the 11<sup>th</sup> added unit. Al said he doesn't comply with zoning without that unit.

Tom Martin, 42 Everett St, said that he has a problem with the density.

Walter Moved to continue the hearing for 29 Valley Street to 1/12/16 at 7:45 pm. Michelle seconded the motion. The motion carried unanimously.

**Project: Pondville Plaza/0 Valley Street- Request for Extensions**

Comments: Walter moved to grant 1 year extensions of the Pondville Plaza/0 Valley Street Site Plan Decision #2013-06 and Special Permit Decision #2013-07 & Stormwater Management Permit to 12/20/16. Michelle seconded the motion. The motion carried unanimously.

**Project: Fern Ridge Estates-Discuss Street improvements, Interim as-built, update cost to complete, inspection account balance**

Comments: Ray said that is going to be arranging a field inspection with the Board's engineering consultant, Larry Keegan from Weston & Sampson, to review the current as-built conditions of the subdivision and compare them to the approved Definitive Open Space Subdivision Plans. Ray will inform the Board of when that inspection will take place if any of the members would like to attend. This discussion will continue at the 1/12/16 meeting.

**Project: Winding Hollow Subdivision-Review Plans for Endorsement & sign Subdivision Covenant**

Comments: The Board endorsed the Definitive Open Space Subdivision Plans and signed the Covenant.

## **Next Meeting & Schedule**

The next regular meeting was scheduled for Tuesday, January 12, 2016.

## **Adjournment**

Steve moved to adjourn the meeting at 10:10 pm. John seconded the motion. The motion carried unanimously, 5-0.

Respectfully submitted,

  
Walter Byron, Clerk

