

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, February 9, 2016

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 (Absent)

Others: Ray Goff/Town Planner, Betsy Fijol/Administrative Asst.

Steve called the meeting to order at 7:35 pm and informed the audience that the meeting is being audio and video taped.

New Business

Time: 7:35 pm

Project: **5 Phillips Way- Site Plan Review –Continued from 1/12/16**

Comments: Steve called the continued public hearing for 5 Phillips Way Site Plan to order at 7:35 pm. The Board is in receipt of a request for a continuance.

John moved to continue the hearing to 3/8/16 @ 7:30 pm. Walter seconded the motion. The motion carried unanimously, 4-0.

Project: **Meeting Minutes**

Comments: Walter moved to accept the 4/14/15 & 5/19/15 meeting minutes. Michelle seconded the motion. The motion carried unanimously.

Project: **Alexander Estates/off Fredrickson Road-Definitive Open Space Preservation Subdivision Plan & Covenant Endorsement**

Comments: John moved to endorse the Alexander Estates Definitive Open Space Subdivision plan and Covenant. Walter seconded the motion. The motion carried, 4-0 (Michelle abstained from the vote as she is an abutter to the project)

Project: **Pondville Heights/29 Valley Street-Site Plan & PMLD Special Permit-cont'd from 1/12/16**

Comments: Steve called the public hearing for 29 Valley Street to order at 7:45 pm. The Board is in receipt of a request for a continuance.

John moved to continue the public hearing for 29 Valley Street to 3/8/16 at 7:45 pm. Michelle seconded the motion. The motion carried unanimously.

Project: Toils End Farm/Fox Run Subdivision-Request for Release of Lots 13, 14, 15, 16 & 17

Applicant: Mark Mastroianni/Pulte Homes

Comments: Steve said that Bob McGhee, Director of Public Works, sent a letter with a punch list of items to be completed within the subdivision.

John said that he spoke with Mr. McGhee, who is furious that there have been open patches in the road that compromises the integrity of the base course of the road. He said that the Conservation Commission received an Operation and Maintenance Plan in December 2014 that states street sweeping will be conducted at least twice a week and that is not happening. John said Pulte is not cooperating with the town.

Mr. Mastroianni said that he is meeting with Mr. McGhee in the morning.

Jeff said that everyone should work together to get the project back on track, but will not vote to release any lots until then.

Steve said that the Board will not release any lots at this time and this discussion will continue on 3/8/16 @ 8:15 pm.

Next Meeting & Schedule

The next regular meeting was scheduled for Tuesday, March 8, 2016.

Adjournment

Walter moved to adjourn the meeting at 8:35 pm. John seconded the motion. The motion carried unanimously, 5-0.

Respectfully submitted,



Walter Byron, Clerk