

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, March 8, 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

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

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 2/9/16**

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

Comments: Steve called the continued public hearing for 5 Phillips Way Site Plan to order at 7:35 pm.

Mr. Cutler presented the revised site plan for a commercial building at 5 Phillips Way, dated 2/10/16.

Mr. Ogilvie said that most of his outstanding review comments have been addressed. He said that the plans indicate that a total of 8 Cultec units will be installed to infiltrate and no calculations were submitted to verify that the size of these units are sufficient. Andy also said that a stone pad or other permanent erosion control should be added to the plans.

John said that there should be an easement for the sewer line on private property.

Bob Nicodemus said the DRB hoped that the metal roof could be a cream color rather than the shiny galvanized metal that is proposed. Mr. Masison said that the Island Light and Power building across the street has a shiny gray roof. Steve said he has no problem with the shiny gray roof because it usually turns to a dull gray after a few years. Bob said that the building colors should be added to the plan

Ray said that 8 arborvitaes on the right side of the building are proposed but recommended something more deer resistant. John said he would be in favor of installing 4 Cypress or Hemlock shrubs spread out about 15' apart in that location rather than the arborvitae.

John asked Mr. Cutler to locate the electrical service and said that there should be an easement on front of property for future maintenance.

Walter moved to close the hearing for the 5 Phillips Way site plan subject to final comments from the DRB on the colors. John seconded the motion. The motion carried unanimously, 4-0.

Project: Pondville Heights/29 Valley Street-Site Plan & PMLD Special Permit-cont'd from 2/9/16

Comments: Steve called the continued public hearing for 29 Valley Street to order at 8:00 pm. The Board is in receipt of a request for a continuance of the hearing from the applicant.

Michelle moved to continue the public hearing for 29 Valley Street to 4/12/16 at 7:45 pm. Walter seconded the motion. The motion carried unanimously.

Time: 8:05 pm

Project: Colonial Fence/32 Pine Street-Signage Special Permit

Applicant: Kenneth Brown, Sr. & Kenneth Brown, Jr.

Comments: Steve called the public hearing to order at 8:05 pm. Walter read the Notice of Hearing into the record.

Mr. Brown explained that he is requesting a special permit to allow an 18'x24" building mounting sign and ancillary signage under the canopy.

The Board liked the signage and thought it was very tasteful.

Betsy Whitney, 26 Valley Street, said that she appreciates the beautiful job they've done.

John moved to close the hearing for the signage Special Permit at Colonial Fence/32 Pine Street. Walter 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: Ray explained that Bob McGhee is looking for better sweeping of the street using an Elgin street sweeper.

John said that he is concerned that if the remaining lots are released, the Board will lose leverage to get anything done on the site. He said that he is in favor of releasing a few lots but not all 5 lots that were requested to be released.

Mr. Mastroianni said that it is unfortunate that the Board has that opinion but promises to do better.

Michelle moved to release Lots 13, 15 & 16 of the Toils End Farm/Fox Run Subdivision and to adopt the letter of understanding between Pulte Homes and the Director of Public Works dated 2/12/16. Walter seconded the motion. The motion carried unanimously.

Project: 29 Valley Street-ANR Plan

Comment: The Board is in receipt of an ANR plan for 29 Valley Street, prepared by O'Driscoll Land Surveying Co. of Medway and is dated February 15, 2016. The plan divides a 155,011 square foot lot with an existing abandoned house (29 Valley Street, noted to be razed) into a three lots of 93,481, 31,527 and 30,003 square feet.

The property is in the C-1 district that requires 30,000 square feet of area and 100 feet of frontage so all three lots comply. The plan shows the Build Factor for each lot, though it is not required in the C-1 district.

Gino Carlucci has reviewed the plan and commented that the plan meets the substantive requirements for ANR endorsement and recommend that it be endorsed.

Steve moved to approve and endorse the ANR plan for 29 Valley Street, dated 2/15/16. Walter seconded the motion. The motion carried unanimously.

Project: Liaison for ZBA 40B Projects

Comments: Jeff moved to appoint John Weddleton as the Board's liaison for ZBA 40B projects. Steve seconded the motion. The motion carried unanimously.

Project: Appoint CPC Representative to Planning Board

Comments: Michelle moved to appoint Jennifer West as the Planning Board's representative to the Community Preservation Committee. Walter seconded the motion. The motion carried unanimously.

Project: Meeting Minutes

Comments: Walter moved to accept the 6/16/15, 1/12/16 & 2/9/16 meeting minutes. John seconded the motion. The motion carried unanimously.

Next Meeting & Schedule

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

Adjournment

Michelle moved to adjourn the meeting at 9:15 pm. Walter seconded the motion. The motion carried unanimously, 5-0.

Respectfully submitted,



Walter Byron, Clerk