

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, April 12, 2016

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Steve McClain (absent)

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.(absent), Andy Ogilvie/BETA

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

New Business

Time: 7:30 pm

Project: **123 Seekonk Street**-Sign Special Permit Hearing

Applicant: Michael Brogan

Comments: Michelle said that the Board is in receipt of a request to withdraw the Special Permit application for signage at 123 Seekonk Street.

John moved to withdraw the Special Permit application for signage at 123 Seekonk Street. Walter seconded the motion. The motion carried unanimously.

Project: **Norfolk Landing Subdivision/Tail Wind Circle-Request to Establish Bond Amount & Release of Lots-Lots 1 & 2**

Applicant: Chris Nation/Norfolk Development & Construction, LLC.

Comments: Mr. Nation explained that Bob McGhee, DPW Director, has provided a cost to complete for Tailwind Circle in the amount of \$109,125 and a bond is in place for that amount. Mr. Nation requested the release of Lots 1 & 2.

John moved to accept the bond in the amount of \$109,125 for Norfolk Landing Subdivision/Tail Wind Circle. Walter seconded the motion. The motion carried unanimously.

Ray explained that this is an Open Space subdivision and \$2,000 per lot is required to be deposited into an Open Space Maintenance fund at the time of lot releases.

Walter moved to release Lots 1 & 2 of the Norfolk Landing Subdivision contingent upon the receipt of the \$4,000 for the Open Space Maintenance fund and the review of the type of street trees.

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

Applicant: Al Quaglieri

Comments: Michelle called the continued public hearing for 29 Valley Street to order at 7:55 pm and explained that the Board is in receipt of a request from the applicant to withdraw the site plan and Special Permit application to construct eleven duplex units at 29 Valley Street.

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.

Walter asked Mr. Quaglieri to explain why he is withdrawing this proposal. Mr. Quaglieri said that this project is not financially feasible.

Walter moved to approve the request to withdraw the site plan and Planning Multi Lot Development Special Permit for 29 Valley Street. John seconded the motion. The motion carried unanimously.

Time: 8:00 pm

Project: 29 Valley Street/Lot 2- Site Plan Review for 2 Duplex Units & Special Permit to allow residential units in a Commercial Zoning District

Applicant: Jamie Bissonnette/ Zenith Engineering, Al Quaglieri/29 Valley Realty Trust

Comments: Michelle called the public hearing to order at 8:00 p.m. for 29 Valley Street/Lot 2 site plan and Special Permit to allow residential units in a C-1 zoning district. Walter read the Notice of Hearing into the public record.

Mr. Bissonnette presented the site plan to construct two duplex style residential buildings with associated utilities and grading on proposed Lot 2, which is a previously approved Form A lot. The applicant is also requesting a Special Permit to allow the construction of residential dwellings in a C-1d Zoning District as specified in J.7.a.2.E of the Norfolk Zoning Bylaws. Mr. Bissonnette said that the site plan has been modified slightly since it was submitted based upon Ray's comment on the driveways. It is proposed to use residential lighting rather than commercial lighting. The dwellings will be served by town water and private septic.

Michelle asked what is going on Lots 1 & 3. Mr. Bissonnette said that Lot 3 will be the same as what is proposed on Lot 2 and he is unsure about Lot 1 at this time.

Ray said that his issue with the driveways has been addressed and agreed with the use of residential lighting. Ray suggested that in lieu of sidewalks being installed at this time, money be deposited into a sidewalk fund to be used when the DPW is ready to do the sidewalks along Valley Street. Ray said that trash disposal, utilities & mechanical systems have to be addressed. The old abandoned house that sits on this Lot 2 along Valley Street should be reviewed by the Historical Commission prior to demolition.

Andy Ogilvie, BETA Group, outlined his peer review memo. Mr. Ogilvie suggested consolidating driveways and would like to see calculations for the runoff leaving the site to ensure the drainage system on Valley Street can handle it.

John Weddleton asked Mr. Bissonnette to look into installing stone catchbasins at the end of the driveways to eliminate the runoff into the street. John also suggested that maybe the driveways for the duplexes on Lot 3 be off Hill Street.

Ray said to keep the driveway elevations in mind for ADA compliance for when the sidewalks are installed.

Jennifer inquired about the slope of the back yard. Mr. Bissonnette said that it is proposed to slope the back yard the best way possible in order to make a residential dwelling work there and have a 20' back yard. Jennifer commented that the plant key on the plans has Sycamore and Maple and those are invasive species. Mr. Bissonnette said that is the plant list in the Planning Board Regulations. Michelle said the Board needs to work on the tree list.

Michelle said that her three concerns are the number of driveways off Valley Street, sidewalks and drainage.

Michelle opened the hearing up for public comment.

Tom Martin, 42 Everett Street, asked if these units are apartments or condos. Mr. Quaglieri said he doesn't know at this time. Mr. Martin inquired if there will be a retaining wall. Michelle said that there will not be a retaining wall.

Bob Nicodmeus, Design Review Board, asked if the applicant would provide side elevations and substitute some of some evergreen materials rather than all deciduous plant.

Mary Gould, 46 Everett Street, asked if anything is proposed on Hill Street. Michelle said nothing is proposed on Hill Street at this time, but there may be in the future. Mrs. Gould said she is concerned about the steepness of Hill Street.

Elizabeth Whitney, 26 Valley Street, said she likes the idea of the Lot 3 units to face Hill Street. Mrs. Whitney said she is most concerned about the sidewalks.

Walter said he thinks the Town should consider putting a sidewalk on the opposite side of Valley Street from Pine Street past the project site and then cross over to the other side and proceed to Route 1-A. Mrs. Whitney said that it is her opinion that the sidewalks should be on the side of the project and wants to be included and informed on any conversation about this.

Walter moved to continue the hearing for 29 Valley Street/Lot 2 site plan review to May 17, 2016 at 7:30 pm. John seconded the motion. The motion carried unanimously.

Project: 97 North Street ANR Plan

Applicant: Massachusetts Audubon Society

Comments: The Board reviewed the ANR plan for 97 North Street that was prepared by Dunn McKenzie of Norfolk, and is dated March 15, 2016. The plan divides a 279,546.1 square foot lot with an existing house (97 North Street) into two lots of 74,567.38 square feet (and including the existing house, garage and barn), and 204,978.76 square feet (which has a conservation restriction on all but 48 square feet of it). The property is in the R3 zoning district that requires 55,000 square feet of area and 200 feet of frontage so the existing house and the second lot both meet zoning requirements.

Gino Carlucci, planning consultant, has review the plan and provided a review memo, dated March 29, 2016, that indicates the plan meets the substantive requirements for ANR endorsement and recommends that it be endorsed.

John moved to endorse the 97 North Street ANR plan, dated 3/15/16, prepared by Dunn McKenzie. Walter seconded the motion. The motion carried unanimously.

Next Meeting & Schedule

The next regular meeting was scheduled for Tuesday, May 17, 2016.

Adjournment

Walter moved to adjourn the meeting at 9:05 pm. John seconded the motion. The motion carried unanimously, 3-0.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Walter Byron", is written over a horizontal line. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Walter Byron, Clerk