

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, May 17, 2016

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Steve McClain

Vice-chairman: Michelle Maheu

Clerk: Walter Byron

Members: John Weddleton, Jennifer West

Associate Member:

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: 29 Valley Street/Lot 2- Site Plan Review for 2 Duplex Units & Special Permit to allow residential units in a Commercial Zoning District-Continued from 4/12/16

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

Comments: Steve called the continued public hearing to order at 7:35 p.m. for 29 Valley Street/Lot 2 site plan to construct 4 residential duplex units and a Special Permit to allow residential units in a C-1 zoning district.

Mr. Bissonnette presented the revised site plan based upon comments from the Board at the last meeting and the engineering consultant. He explained that the driveways have been modified so that there is now one driveway at each duplex unit. The curb cut at each duplex has been reduced to be 20 feet wide and the two driveways are separated by 30 feet. A turnaround has been added to each driveway. Mr. Bissonnette explained that trench grates have been added at the end of each driveway which will stop the driveway stormwater runoff from entering the street. He said that Mr. Ogilvie recommended that they add a deep sump in one of the cleanout areas after the trench drain and they are on board with that idea. The houses were pushed back about 7' in order to make the changes with the driveways.

Michelle said there were 4 items remaining from the last meeting, which includes the driveways, drainage, sidewalk location or sidewalk fund and landscape screening. Mr. Bissonnette said contributing to the sidewalk fund makes the most sense from their end. John said that contributing money to the sidewalk fund is Bob McGhee's preference.

Mr. Bissonnette explained that the landscape plan was amended to add 5 Blue Spruce shrubs on the "South" property line toward Hill Street and Ink Berry shrubs on Valley Street. Rhododendron shrubs have been added to the North and South side of each of the duplex units.

Bob Nicodemus said that the Design Review Board has reviewed the revised landscape plan and recommends that 5 7-8' tall Blue Spruce shrubs be added to the North property line to match what is on the South property line. The DRB also recommends that the Blue Spruce start 20' from the property line and be spaced about 8' on center. The DRB also requested that the building colors and materials be indicated on the final drawings.

Michelle said that BETA has requested additional calculations to quantify the volume of runoff going to the trench system.

Walter inquired if steps could be added between the buildings units. Mr. Bissonnette said that is a good idea.

Steve asked about the lamp posts. Mr. Bissonnette said that there will be 4 lamp posts, one at the end of each driveway and one at each turnaround.

Nancy Connors, Everett Street said that residential is not good use of the property by giving up valuable commercial land. Walter said that the C-1 district is divided into 4 quadrants and this C.1.d quadrant allows residential by Special Permit as well as commercial business.

Elizabeth Whitney, 26 Valley Street, said she supports the residential face of Valley Street.

Michelle moved to close the site plan and Special Permit hearing for 29 Valley Street/Lot 2. Walter seconded the motion. The motion carried unanimously.

Project: 32 Lawrence Street-Ground Mounted Solar Special Permit

Applicant: Joanna & Paul Mann/Bright Planet Solar, Inc.

Comments: Steve called the hearing to order at 8:00 pm for the Special Permit to allow a ground mounted solar photovoltaic system as an accessory to a residential building at 32 Lawrence Street. Walter read the notice of hearing into the record.

Joanna, project manager from Bright Planet Solar, Inc., and Paul Mann, construction supervisor, presented a detail plan of the arrays, but explained that it is not the exact plans for this specific project.

Steve said that he recommends landscape screening around the array to improve the view from abutters. Joanna said they can do landscape screening upon request. Steve also asked if fencing is required by the Building Inspector. Joanna said they are open to fencing if it is required.

John said that the electrical code requires a chain link fence is required for protection. Steve said that landscape screening should be provided around the chain link fence.

Walter moved to continue the hearing to June 14, 2016 at 7:30 pm. Michelle seconded the motion. The motion carried unanimously.

Time: 8:20 pm

Project: **Lot 5A Knoll Drive-Estate Lot Special Permit**

Applicant; Attorney Ted Cannon/Knoll Drive Realty Trust

Comments: Steve called the hearing for Lot 5A Knoll Drive Estate Lot Estate Lot Special Permit to order at 8:20 pm. Walter read the notice into the public record.

Mr. Cannon explained that a special permit is requested to allow construction of a single-family dwelling on a lot in a residential district lacking the minimum frontage of the district. The property consists of 150,420 square feet of land located at the end of Knoll Drive in an R-2 residential zoning district, where a 43,560 square foot minimum lot size is required. The proposed estate lot has 51.76 feet of frontage along Knoll Drive, where 200 feet is required in an R-2 zone. Mr. Cannon said the lot meets the Estate Lot criteria as required in Norfolk Zoning Bylaws E.2.h. He also said that there are Conservation resources on the lot and the applicant will seek approval from the Conservation Commission for any work within the Conservation jurisdiction.

Steve said it is his interpretation of the Estate Lot bylaw is that estate lots cannot be created by combining lots and recommended getting an opinion from Town Counsel if this is allowed.

Michelle said she is concerned with the conservation issues on the site. Mr. Weddleton said that the Conservation Commission has requested a grading plan and any encroachment within the 50-100 foot wetland buffer will require approval from the Conservation Commission.

Steve opened the hearing up for public comment.

Donna Atkinson, 5 Knoll Drive, said she does not want the integrity of the neighborhood to be compromised and said many trees were knocked down for the soil testing. Walter said it would not be unreasonable to have the builder replace some trees to provide screening.

John Nuhibian, 3 Knoll Drive, provided photos some photos of the lot from his property. He said a better option for the property would be to make this conservation land and it would make sense to put a restriction on the special permit to limit the removal of trees.

William Masolgo, 6 Knoll Drive, said that the site falls within Natural Heritage jurisdiction.

Michelle moved to continue the hearing for Lot 5A Knoll Drive Estate Lot Special Permit to June 14, 2016 at 7:45 pm. Walter seconded the motion. The motion carried unanimously.

Time: 8:55 pm

Project: **Associate Member Interview with Gregg Damiano**

Mr. Damiano, 33 Castle Road, said that he has been a resident for 2 years. He has a degree in political science and psychology and owns a financial services business. Gregg said he has an interest in the town and would like to serve as Associate Member to the Planning Board.

Walter moved to appoint Gregg as Associate Member to the Planning Board. Michelle seconded the motion. The motion carried unanimously.

Time: 9:00 pm

Project: **Fern Ridge Estates Subdivision**-Discuss tree locations & species

Applicant: Lou Petrozzi/Wall Street Development

Comments: Ray said that he has received comments from all of the neighbors in the subdivision and has a list of requested tree locations and species. Ray has worked with the neighbors and Mr. Petrozzi to develop a street tree plan that is acceptable to all parties.

Steve asked why the trees are outside of the right of way. Ray said the trees were moved to the outside of the right of way in an effort to avoid the electrical conduits.

Mr. Weddleton said there should be a minimum of three different species. Mr. Petrozzi said it will depend on availability.

The Board agreed to accept Ray's tree planting plan that will include a minimum of three different species listed in the Planning Board Subdivision Regulations.

The Board will be decided what to do with the excess trees at next meeting.

Time: 9:25 pm

Project: **Toils End Farm/Fox Run Subdivision**-Request for release of Lots 14 & 17

Applicant: John Engdahl/Pulte Homes

Comments: Mr. Engdahl said that he has been working very closely with Bob McGhee, DPW Director, to complete the punch list of outstanding items that he and Bob agreed upon in February 2016. He said the Maple Street improvements are substantially complete. Ray said that there is a bond in place about \$850,000 which is more than adequate to finish the subdivision roadways.

The Board agreed that there is no objection to releasing the final two lots.

John moved to release lots 14 & 17 in the Toils End Farm/Fox Run Subdivision. Walter seconded the motion. The motion carried unanimously.

Project: **32 Fredrickson Road**-Request for extension of Estate Lot Special Permit #2012-03

Applicants: Bob & Rita Sheppard

Comments: Ray explained that the original Estate Lot Special Permit for 32 Fredrickson Road was issued in 2012. The property was being sold and it was discovered that the Estate Lot Special Permit had expired in 2013 because the permit must be exercised within twelve months of issue by building a house or sale of the property and neither was done. Ray said nothing has change with the lot since the time the Special Permit was issued.

Walter moved to grant an extension to the 32 Fredrickson Road Estate Lot Special Permit #2012-03 to November 15, 2016. Jen seconded the motion. The motion carried, 4-0 (John abstained from the vote as the applicants are customers of his).

Project: **Winding Hollow Subdivision**- Request to set bond & release lots

Applicant: Thomas DiPacido, Jr.

Comments: Mr. DiPlacido said the roadway has been paved to binder course in April and BETA Group has prepared a cost to complete in the amount of \$127,913.00. He requested that the Board accept the bond in that amount, sign the lender's agreement and release all of the lots 1-9.

John moved to approve the bond amount of \$127,913.00. sign the lender's agreement & release lots 1-9. Michelle seconded the motion. The motion carried unanimously.

Project: **Board Reorganization**

Comments: Steve moved to nominate Michelle as Chair. John seconded the motion. The motion carried unanimously.

Steve moved to nominate Walter as Vice Chair. John seconded the motion. The motion carried unanimously.

Steve moved to nominate Jennifer as Clerk. Walter seconded the motion. The motion carried unanimously.

Project: **Approval of Meeting Minutes**

Comments: Walter moved to approve the 3/8/16 & 4/12/16 meeting minutes. John seconded the motion. The motion carried unanimously.

Next Meeting & Schedule

The next regular meeting was scheduled for Tuesday, June 14, 2016 at 7:00 pm

Adjournment

Walter moved to adjourn the meeting at 10:20 pm. John seconded the motion. The motion carried unanimously, 3-0.

Respectfully submitted,

A handwritten signature in blue ink that reads "Walter Byron". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Walter Byron, Clerk