

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, September 13, 2016

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Michelle Maheu

Vice-chairman: Walter Byron

Clerk: Jennifer West

Members: Steve McClain, John Weddleton

Associate Member: Gregg Damiano

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

Michelle called the meeting to order at 7:10 pm and informed the audience that the meeting is being audio and video taped.

New Business

Time: 7:10 pm

Project: **29 (Lot 3) Valley Street-Site Plan & Special Permit Public Hearing**-Continued from 7/12/16

Applicant: Jamie Bissonette/Zenith Consulting Engineers

Comments: Michelle called the continued hearing to order at 7:10 pm.

Mr. Bissonette said that the plans were revised based upon reviewers' comments. The entrance was increased to 33 feet wide per the Fire Chief's request and all of BETA's review comments have been addressed. Trash disposal will be handled by curb side pick-up. Mr. Bissonette said that he made some tree substitutions based on the Town's request and the colors of the building will mimic what was approved on Lot 2.

There were minimal comments from the Board as this is a similar project as what was recently approved on Lot 2. Michelle asked about turning one of the buildings to face Hill Street. John said the grading on the lot makes it not feasible to do that.

Walter asked Ray what happened with the water line. Ray said that the water main will end at the Lot 2 property line. Michelle said the developer will place money into the sidewalk fund in lieu of constructing the sidewalk

Elizabeth Whitney, 26 Valley Street, said the project looks great.

Walter moved to close the site plan and special permit hearing. Michelle seconded the motion. The motion carried unanimously.

Project: Alexander Estates-Establish Bond amount, sign lender's agreement & request to release lots 3, 4, 7, 8 & 9.

Applicant: Frank Bonvie, Dan Merrikin/Merrikin Engineering

Comments: Michelle recused herself from the discussion as she is an abutter.

Mr. Merrikin explained that he has submitted a request for a partial covenant release for lots 3, 4, 7, 8 & 9 on the Fredrickson Road side of the development and has provided a cost to complete in the amount of \$47,959.62.

Mr. Merrikin said that the Oak View Trail side is due to be paved next week and they will be back in a few weeks to request the release of those lots.

John moved to accept the cost to complete in the amount of \$47,959.62 for the Fredrickson Road portion of the subdivision only, sign the Lender's Agreement and release lots 3, 4, 7, 8 & 9 for Alexander Estates. Steve seconded the motion. The motion carried, 4-0 (Michelle abstained from the vote).

Project: 29 (Lot 3) Valley Street-Site Plan & Special Permit Decision #2016-06

Comment: John moved to approve the Site Plan and Special Permit Decision #2016-06 for 29 (Lot 3) Valley Street. Steve seconded the motion. The motion carried unanimously.

Project: Fern Ridge Estates-Discuss request for bond reduction

Applicant: Lou Petrozzi/Wall Street Development (not present)

Comment: On June 14, 2016, the Planning Board denied the request to reduce the current bond of \$142,387.00 based on the developers failure to correct deficiencies identified in the inspection report dated 12/3/15 and revised on 12/7/15 by Weston & Sampson. Mr. Petrozzi provided a follow-up letter, dated 7/19/16 & 7/25/16, to the denial and is requesting the Board reconsider a bond reduction in the amount of \$36,938.

The Board agreed that they would be willing to reduce the bond with the following conditions: a commitment to pay 2015/16 snow plowing and sanding bill, deposit \$1,500 into a maintenance fund towards this coming year's snow plowing, and replenish the review account to \$2,000. Currently there is \$1,000 in the review account, so the Board is requesting \$1,000 for that account.

Project: Approval of Meeting Minutes

Comments: Jen moved to approve the 7/12/16 meeting minutes. Walter seconded the motion. The motion carried unanimously.

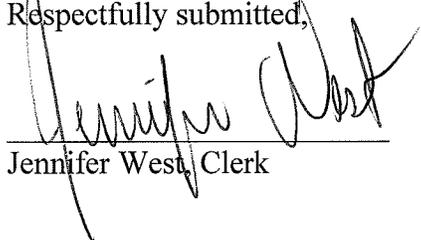
Next Meeting & Schedule

The Board scheduled a working session on 9/27/16 at 6:30 pm to review proposed Zoning Bylaws for the Fall Town meeting. The next regular meeting was scheduled for Tuesday, October 11, 2016 at 7:00 pm.

Adjournment

Steve moved to adjourn the meeting at 8:45 pm. Walter seconded the motion. The motion carried unanimously.

Respectfully submitted,



Jennifer West, Clerk

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, Oct 11, 2016

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Michelle Maheu

Vice-chairman: Walter Byron

Clerk: Jennifer West

Members: John Weddleton

Absent: Steve McClain (Absent)

Associate Member: Gregg Damiano

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

Michelle called the meeting to order at 6:30 pm and informed the audience that the meeting is being audio and video taped.

New Business

Project: The Board continued to discuss proposed amendments to the Subdivision & Site Plan Regulations.

Project: 14 Sharon Avenue-Preview Site Plan for Public Safety Building

Applicant: Brian Humes/Jacunski Humes Architects, LLC & Chris Garcia/ Garcia, Galuska, DeSousa Consulting Engineers, Inc. for the Town of Norfolk

Comments: Mr. Humes explained that the Town has acquired the property located at 14 Sharon Avenue, which is Lot 10 within the Shire Industrial Park. The Norfolk Building Committee is overseeing the project. The building will house the Norfolk Police Department and Metacomet Emergency Communication Center. In 2008, the Planning Board approved the site plan with waivers granted and that building was partially constructed but never completed.

Chris Garcia reviewed the site layout plan and explained that an 18' wide secondary entrance was added to the North corner of the lot off the access road to the water tank. It is proposed to construct a communication tower at the front of the building. The existing water and fire service will remain. The sewage disposal is proposed to be handled by the installation of a 3,000 gallon septic tank and low pressure sewer pump connecting to the existing sewer that serves the subdivision. Drainage will be handled by an existing large subsurface infiltration