

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Thursday, November 10, 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 Metacommet 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 new vestibule and 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 system. There is an increase of 8,000 square feet of impervious area that will be handled by catch basins, water quality structures and an additional infiltration area.

Mr. Humes said that a landscape plan is not included in the submission package as the Town will be doing the landscaping and construction is expected to begin in the spring.

The Board agreed that they want a landscape plan included in the site plans.

Bob Nicodemus, representative for the Design Review Board, commented that the site plan is lacking a landscape plan and there a lack of sign presentative that would make the building easier to find. The main entrance to the building should be a more dominant identity that would make it more visible from a distance.

Michelle suggested that a list of waivers be presented for the public hearing at the next meeting.

Public Hearing

Project: Continued Public Hearing for Fall Town Meeting Zoning Articles

Comments: Michelle called the continued hearing to order for the Fall Town Meeting Zoning Articles at 7:50 p.m. John moved to postpone the hearing for 10 minutes in order to take care of other business. Jennifer seconded the motion. The motion carried unanimously.

Michelle reconvened the hearing at 8:00 pm.

Warrant Article 7– To see if the Town will vote to amend the Zoning By-laws, Section L., C-6 RESIDENTIAL / COMMERCIAL USE DISTRICT (ROUTE1A/DEDHAM STREET), by adding a new section L.8, The Hospital Redevelopment Overlay District (“HRO”), and by amending the Zoning Map to designate the boundary of the HRO district;

Ray said that there is more work to be done and this article is not ready to be brought to Town Meeting at this time, so the article is being pulled from the warrant.

Warrant Article 9 -To see if the Town will vote to amend the Norfolk Zoning Map by extending the C-3 Zoning District into a 6.1 acre parcel with 150’ of frontage on Main Street (being a portion of Map 2, Block 6, Lot 3) from the R-2 Zoning District.

Ray said that the owner of the adjacent commercial property located at 364 Main Street (Camger Coatings) is seeking a zoning change for a portion of the property (Longobardi Farm) to be used for future expansion.

Dan Ianuzzi, president of Camger Coatings, said that there are 3 parcels currently in the C-3 zone.

Michelle said that because of the proximity to the river, Camger may not be able to develop this area in the way they want to as per current codes. John said that they are asking the Town to re-zone a residential parcel to put a chemical facility in a conservation area.

John Robbins said the land is very high where the house and barn are located and there is a potential for buildable land there.

Walter moved to not support Town Meeting Article 9. Jennifer seconded the motion. The motion carried unanimously.

Walter moved to close the public hearing for the Fall Town Meeting Warrant Articles. Jennifer seconded the motion. The motion carried unanimously.

Project: Noonhill Acres Subdivision/Redwood Circle-off Day St-Approve Cost to Complete & Request to release lots 1-4

Applicant: David Dalzell

Comments: Ray explained that this is a 4 lot subdivision off of Day Street called Noonhill Acres. The roadway (Redwood Circle) was constructed up to final pavement, but construction has been stalled for several years. The owner of the property would like to bond the roadway and has requested a release of the 4 lots. The DPW Director, Bob McGhee, has conducted all of the construction inspections up to date and has provided a current cost to complete for the roadway.

John Weddleton moved to accept the cost to complete for Redwood Circle with the addition of \$3,000 for maintenance of the roadway for a 2 year period for a total bond amount of \$78,625. Walter seconded the motion. The motion carried unanimously.

John moved to release Noonhill Acres Subdivision/Redwood Circle Lots 1-4 and sign for Form H/Lot Release subject to receipt of the funds to bond the roadway. Walter seconded the motion. The motion carried unanimously.

Project: Review & endorse 29 (Lot 3) Valley Street Site Plans

Comments: Ray said that he has reviewed the plans and they are ready for Board endorsement.

Walter moved to endorse the 29 (Lot 3) Valley Street site plans. Jennifer seconded the motion. The motion carried unanimously.

Project: Toils End Farm/Fox Run Subdivision-Discuss damaged drainage pipes

Comments: Ray said that he wanted to bring the Board up to speed on a situation that has come to light at the Fox Run Subdivision. He explained that Bob McGhee required Pulte Homes to camera the drainage pipes in the subdivision and provided a report with lots of cracks and broken pipes due to improper installation, bedding, material, compaction etc. He said that he has met with the representatives from Pulte and they are going to excavate a few locations and inspect to see what the next step is.

Project: Approval of Meeting Minutes

Comments: Jennifer moved to approve the 10/11/16 meeting minutes. Walter seconded the motion. The motion carried unanimously.

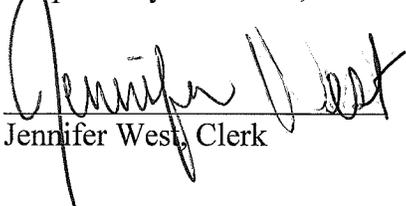
Next Meeting & Schedule

The next regular meeting was scheduled for Tuesday, December 13 at 6:30 pm.

Adjournment

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

Respectfully submitted,


Jennifer West, Clerk