

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, December 13, 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., Michael Zavalía/BETA Group

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: Town Planner Updates

Comments: Ray said that the Town has been notified that an application has been submitted to the State for a 40B development at the Buckley Mann site off Lawrence Street. DiPlacido Development is proposing 150 single family units and 50 duplex apartments.

Public Hearings

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

Applicant: Andrew Whitehouse/Jacunski Humes Architects, LLC, Chris Garcia & Nathan Getchell/Garcia, Galuska, DeSousa Consulting Engineers, Inc., Andrew Pelligrini/CDR Maguire

Comments: Michelle Maheu called the public hearing to order at 7:00 pm. Jennifer West read the Notice of Hearing into the public record.

Mr. Whitehouse presented a list of waivers being sought and updated site plans. Michelle commented that the list of waivers should be clarified.

Bob Nicodemus, Design Review Board member, commented that the DRB recommends that water tower side and all rear surface areas of the building match the front panels so that all four sides of the building are the same color. He also commented that the DRB recommends that the white entry façade addition have a taller white façade panel and that the white screen fence be changed to a dark brown color to better enhance the white

building entrance. The DRB recommends that the 180' tall radio tower be a light blue-grey color in matte finish.

Andrew Pelligrini said that they have had many conversations about the radio tower and it makes most sense that it be located at the front of the building.

Dave Capone, Capone Communications, said that he recommends keeping the tower close to the building for lightening protection and fewer problems.

Fire Chief Coleman Bushnell said that he has 40 years of experience and this will be the third tower he is involved with and keeping the tower close to the entrance of the building means fewer problems.

Jack Hathaway, Town Administrator, explained that the Town is working with the State on a grant for the dispatch technology.

Michelle asked Mr. Capone to bring in a sample of the tower material for the DRB to look at. Mr. Capone agreed to provide a sample and commented that the color is a blue-grayish color.

Bob Nicodemus commented that the DRB recommends that the monument sign be at the property corner facing toward Dedham Street with a smaller entry sign at the Sharon Avenue public entry.

John Weddleton asked if there was a price estimate to replace the siding in the back of the building because it will be patched. Andrew Pelligrini said that the estimate to side the back of the building and sally port is \$150,000 and that is the second alternate.

Chris Garcia reviewed the site layout plan and list of requested waivers. The existing subsurface drainage will be utilized and a new subsurface detention system has been added to address the runoff from the additional impervious cover. Sewage disposal will be connected to the common sewer system for the subdivision and the municipal water service will be utilized.

The Board reviewed the landscape plan. Bob Nicodemus said the DRB recommends that some conifer trees be substituted for some areas of grass in front of the retaining wall along Sharon Avenue. Walter commented that the height of the retaining wall requires a fence for safety raises. John suggested building the grade up along the wall to avoid a fence. Mr. Gracia said that would be possible with a waiver for the slope.

Michael Zavalia, BETA Group, outlined his memo dated December 2, 2016 for the peer review of the stormwater management plan. Mr. Zavalia said that the most significant concern is related to the diversion structure of the proposed subsurface detention basin and has been told that this has been addressed. These revised plans and calculations will be reviewed.

Gregg inquired about snow storage. Mr. Garcia said there are two areas, totaling about 1,500 square feet, shown on the plan for snow storage.

Michelle asked if the DPW was doing the landscaping. Jim Lehan said the landscaping would be done by a vendor that has a contract with the DPW and will be paid by the project.

John moved to close the public hearing for the Norfolk Police Headquarters and Metacomet Emergency Communications Center site plan at 14 Sharon Avenue. Walter seconded the motion. The motion carried unanimously.

Project: 16-18 Sharon Avenue-Site Plan Public Hearing

Applicant: Rick Goodreau/United Consultants, Inc., Michael Socci/A & A Socci

Comments: Michelle called the public hearing to order at 8:30 pm for A & A Socci at 16 & 18 Sharon Avenue site plan. Jennifer read the Notice of Hearing into the public record.

Mr. Goodreau presented the site plan to combine two lots at 16 & 18 Sharon Avenue, which is lots 11 & 12 in the Shire Industrial Park, and construct outdoor storage and parking areas to be used for the existing contractor's headquarters. A Special Permit is also requested for an outdoor storage facility, a Stormwater Management Permit and an Earth Removal Permit. The site is being prepared for a future building on Lot 11, which would be a mirror image of the existing building on Lot 12. It is proposed to install site lighting and minimal landscaping.

Michael Zavailia, BETA Group, outlined his peer review memo dated November 23, 2016. Mr. Zavalia said he will work with Mr. Goodreau on polishing up the final plans.

Michelle said the two curb cuts being so close together is awkward & needs to be addressed.

Walter moved to continue the hearing for the 16-18 Sharon Avenue site plan to Thursday, January 12, 2017 at 7:30 pm. Jennifer seconded the motion. The motion carried unanimously.

Project: 18 Union Street Site Plan-Pre-Submission Review

Applicant: Tom DiPlacido/DiPlacido Development Corp., Rick Goodreau/United Consultants, Paul Frederick/Architect with HPA Design, Jason Miller/Bolla Engineering

Comments: Mr. Goodreau presented a conceptual site plan for a proposed commercial building adjacent to the Town Hall at 18 Union Street to be used for retail space and the Norfolk Credit Union with apartments above and is looking for input from the Board. A common driveway connection to the loop in front of the Town Hall is proposed. The loop would be widened to allow for two way traffic in and out of the site. A drive through lane is proposed for the Norfolk Credit Union with a one-way outlet onto Union Street. Mr. Goodreau said they are still working on the parking space requirements.

Michelle said to think about no left turn exiting onto Union Street and maybe a traffic study.

Mr. DiPlacido said the site was previously approved for the Credit Union and the curb cuts are in to same spot.

Mr. Frederick presented the conceptual architectural designs and explained how the design evolved so that it is in keeping with the look of the town.

Mr. DiPlacido said that the base footprint of the building is about 5,800 square feet, which is quite a bit smaller than the 9,000 sf Town Hall and 14,000 sf Walgreens.

Mr. Miller presented the conceptual landscape plan.

Mr. DiPlacido thanked the Board for their time and will take comments into consideration.

Project: Approval of Meeting Minutes

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

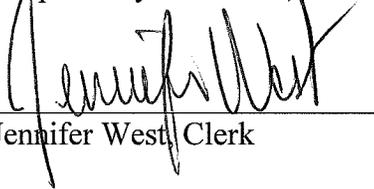
Next Meeting & Schedule

The next regular meeting was scheduled for Thursday, January 12, 2017 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