

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Thursday, January 12, 2017

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 Zavalia/BETA Group

Michelle called the meeting to order at 7:07 pm and informed the audience that the meeting is being audio and video taped.

Public Hearings

Time: 7:07 pm

Project: **39 Miller Street-Site Plan Review**

Applicant: Jim Susi/United Consultants, Kevin O'Loughlin

Comments: Michelle Maheu called the public hearing to order at 7:07 pm. Jennifer West read the Notice of Hearing into the public record.

Mr. Susi presented the site plan to construct a 34'x36' two-story accessory building with associated handicapped access for the exiting building used for Buddy's Doggie Daycare. The existing lot is approximately 25.5 acres in the R-2 zoning district. They have been before the Conservation Commission and it was determined that there will be no negative impact to the wetland resource areas. One handicapped parking space has been added to the front of the building at the request of the Building Commissioner to bring them into compliance. The proposed site lighting has no impact to the abutters.

Mr. Weddleton asked if the public has access to the second floor and required to have an elevator. Mr. Susi explained that the public will not have access to the building and the building will just be used as a kennel.

Mr. O'Loughlin explained that the building will be used for dogs to stay overnight and the public will not have access to the proposed building. There will be no water or septic serving the building and it is proposed to install heat sensors to satisfy the Fire Chief.

Ray said that he is satisfied with the project.

Walter asked about the exterior of the proposed building. Mr. O'Loughlin said he was intending on using a light gray siding.

John moved to close the public hearing for the site plan at 39 Miller Street. Walter seconded the motion. The motion carried unanimously.

Time: 7:35 pm

Project: 16-18 Sharon Avenue-Site Plan Public Hearing-Continued from 12/13/16

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

Comments: Michelle called the continued public hearing to order at 7:35 pm for A & A Socci at 16 & 18 Sharon Avenue site plan.

Mr. Goodreau presented the revised site plan as a result of the discussions at the last meeting to address most of the review comments.

Michael Zavalia from BETA Group said that he is comfortable that most of his concerns have been addressed.

Michelle said that she is fine with the Building Department reviewing the structural integrity of the retaining wall, but the Planning Board should look at the esthetic aspect of the wall.

John asked about the street trees. Mr. Goodreau said the street trees are part of the original subdivision development but does not expect the entity holding the bond to plant the trees. John said other applicants have decided to put the street trees in front of their property. Mr. Goodreau said that there will be a full landscaping plan with the buildout of Lot 11 and the street trees could be added at that time.

Michelle said she would like to see more shrubs or perennials in the island.

Walter moved to close the hearing for the 16-18 Sharon Avenue site plan. John seconded the motion. The motion carried unanimously.

Project: 113 Union Street-Special Permit for ground mounted solar as an accessory to a residence

Applicant: Michael Nierney

Comments: Michelle called the public hearing to order at 8:00 pm. Jennifer read the Notice of Hearing into the public record.

Mr. Nierney, owner of Misty Meadow Farm at 113 Union Street, showed a PowerPoint presentation on his proposal to install ground mounted solar as an accessory to his residence and working farm. He explained that he owns a 12 acre parcel of land and the best location for the panels would be between the horse pasture and his "hoop" greenhouse. Other locations on the property were also discussed.

Mr. Weddleton explained that the proposed location falls within the riverfront area and a farm is not exempt from the State Rivers Act. He feels there are better places on the lot to locate the panels that will be less visible to the neighbors.

Michelle opened the hearing up for public comment:

Jason Stephani, 115 Union Street, asked if this is considered a permanent structure and said that it is his understanding that a permanent structure cannot be built in the wetlands.

Kathy Taft, 128 Union Street, said that the view from Union Street is picturesque and feels the panels should be located elsewhere on the property.

Liz O'Brien, 19 Diamond Street, said she disagrees about the placement of the panels and does not want them across from her house.

Sean Keenan, 15 Diamond Street, said he supports the farm and is in favor of the solar panels.

Michelle told Mr. Nierney he still has more work to do and should come back before the Board at the next meeting.

Walter recommended that he look at the other solar projects that have already been installed in town to see how they did the fencing and landscape screening.

Mr. Nierney said that he will come up with a few proposals for the next meeting.

Walter moved to continue the hearing for 113 Union Street to 2/7/17 at 7:00 pm. Jen seconded the motion. The motion carried unanimously.

Project: Toils End Road-Request for Bond Reduction

Comments: The Board is in receipt of a request for a bond reduction for Toils End Road. Bob McGhee, DPW Director, provided a cost to complete in the amount of \$33,074.

John moved to reduce the bond from \$58,900 to \$33,074. Walter seconded the motion. The motion carried unanimously.

Project: Pondville Plaza/35 Pine Street-Request for Extension of Site Plan & Special Permits

Comments: The Board is in receipt of a request for a one year extension of Site Plan Decision # 2013-06 and Special Permit Decision #2013-07 to 12/20/17 for Pondville Plaza at 35 Pine Street.

John moved to extend the Site Plan Decision # 2013-06 and Special Permit Decision #2013-07 to 12/20/17 for Pondville Plaza at 35 Pine Street.

Project: Approval of Meeting Minutes

Comments: Jennifer moved to approve the 12/13/16 meeting minutes. Walter seconded the motion. The motion carried unanimously.

Project: 16-18 Sharon Avenue-Site Plan Decision Review

Applicant: A & A Socci

Comments: John moved to approve the 16-18 Sharon Avenue/A & A Socci Site Plan Decision #2016-07 as amended.

John moved to approve the 16-18 Sharon Avenue/A & A Socci Special Permit Decision #2016-08. Walter seconded the motion. The motion carried unanimously.

Walter moved to approve the 16-18 Sharon Avenue/A & A Socci Stormwater Management Permit. John seconded the motion. The motion carried unanimously.

Walter moved to approve the 16-18 Sharon Avenue/A & A Socci Earth Removal Permit. Jen seconded the motion. The motion carried unanimously.

Project: 14 Sharon Avenue/Public Safety Building-Site Plan Decision Review

Comments: Michelle explained that there were a handful of outstanding technical items left to be addressed when the hearing was closed at the last meeting and wanted to make sure they were included in the decision.

The Board amended the draft decision to incorporate those items.

Walter moved to approve the Site Plan Decision #2016-09 for the Public Safety Building at 14 Sharon Avenue with the amendments as discussed. John seconded the motion. The motion carried unanimously.

Next Meeting & Schedule

The next regular meeting was scheduled for Tuesday, February 7, 2017 at 7:00 pm.

Adjournment

John moved to adjourn the meeting at 9:30 pm. Walter seconded the motion. The motion carried unanimously.

Respectfully submitted,

Michelle Maheu
Michelle Maheu, chair