

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, April 11, 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, Amy Brady/Administrative Asst., Mike 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

Project: 113 Union Street-Special Permit for ground mounted solar as an accessory to a residence-continued from 3/21/17

Applicant: Michael Nierney

Comments: The Board is in receipt of a request from the applicant for a withdrawal of the application without prejudice. Walter moved to withdraw the application for the 113 Union Street Special Permit for ground mounted solar as an accessory to a residence without prejudice. John seconded the motion. The motion carried unanimously.

Project: Eversource Tree Removal List

Comments: Ray explained that Bob McGhee sent a list from Eversource of trees that they feel need to be removed. The Board members agreed to drive by and look at the trees and continue the discussion at the next meeting.

Project: Norway Farms Subdivision-33 Medway Street-Continued from 3/21/17

Applicant: Rob & Jean Cain/Owners, Rick Goodreau/United Consultants

Comments: Michelle recused herself from the hearing. Walter called the continued public hearing to order for the Norway Farms Subdivision at 33 Medway Street to order at 7:24 pm.

Rick Goodreau explained that the connection to Cress Brook Road was revised based upon comments from the last meeting. Rick provided a conceptual Open Space Preservation Subdivision layout plan to get feedback from the Board. This would require a Special Permit and would eliminate the short cul de sac area based upon

concerns from some of the neighbors.

John said that this plan is not in the spirit of Open Space bylaw and likes the prior plan that was presented at the last meeting.

Walter asked about access to the Open Space land. Rick replied that they could provide access points. Walter also commented that signage should be added to the bump out at the end of Cressbrook Road so that there is only parking for emergency vehicles.

Alex Fritz, 29 Medway Street, said there is a safety concern with vehicles parking along the street.

Bob Merlesina, 3 Cressbrook Road, said removing the cul de sac will devalue their neighborhood. Walter said that the Board generally supports connectivity of neighborhoods.

Paul Tenaglia, 5 Cressbrook Road, said he didn't buy his house to have a parking lot in front.

Rob Cain, applicant, said it makes sense to leave the Cressbrook Road cul de sac as is and tie the proposed road into it as was previously proposed.

John moved to continue the hearing for Norway Farms to 5/16/17 at 7:00 pm. Walter seconded the motion. The motion carried unanimously.

Project: 194 Main Street - Site Plan Review for a mixed used building with associated parking and utilities, and Special Permits for pedestrian access, streetscape and build-to line, and a Stormwater Management Permit-Continued from 4/11/17

Applicant: Jamie Bissonette/Zenith Engineering, Al Quaglieri/Rocco Realty II, LLC

Comments: Michelle called the continued public hearing for 194 Main Street to order at 7:55 pm.

Mr. Bissonette presented the site plan for 194 Main Street to construct a 3-story mixed use building that includes 6 townhouse style two-bedroom units with 2 floors of residential and one floor of commercial. The commercial units are accessed through the bottom rear of the building where the parking is located. It is proposed to modify the property entrance to entrance only on the bridge side and exit only on the opposite end.

Mr. Bissonette said a soil evaluation revealed favorable soil conditions on the site for drainage and septic. Stormwater runoff is proposed to be handled by an infiltration bed and sewage disposal will be handled by a Title 5 compliant septic system.

Mike Zavalia, BETA Group, outlined his peer review memo, dated February 28, 2017.

Ray said that this is a complicated site and the drainage easement that runs along the front and right of the property prohibits the building from being moved forward. Ray commented that site entrances are a concern for both the Police and Fire Chiefs and suggested that a traffic engineer take a look at the project. Ideally the entrance/exit would be combined into one access point on Main Street centered between the current entrances. Ray said that the architectural style is rather monotonous and suggest that the applicant consider ways to break up the façade. Ray also suggested that the full future build out of the site be provided.

Lou Caccavaro, applicant's attorney, said that his client is trying to be sympathetic to the existing tenants so that this doesn't interfere with their businesses.

Walter moved to continue the hearing for 194 Main Street to 5/16/17 at 7:15 pm. John seconded the motion. The motion carried unanimously.

Project: Public Hearing for Town Meeting Zoning Article

Comments: Michelle called the public hearing to order at 9:15 pm for the Annual Town Meeting zoning article. Jen read the Notice of Hearing into the public record.

Ray explained that it came to his attention that the land use "Child Care Facility" has not been identified in three of the zoning districts within the town Zoning Bylaw. Specifically the B-1, C-1 and C-6 districts do not have a listing for this use. Similar uses such as school and adult day care are already allowed in these districts.

The proposal below is an effort to allow this use in the town Zoning Bylaw for three zoning districts, the B-1, C-1 and C-6. The following language is proposed for consideration:

B-1 District: To see if the Town will vote to amend the Zoning Bylaws, Section I.7.a "Allowed Uses" by adding "CHILD CARE FACILITY" and to take any other action relative thereto.

C-1 District: To see if the Town will vote to amend the Zoning Bylaws, Section J.7.a.1.A "Allowed Uses" by adding "CHILD CARE FACILITY" and to take any other action relative thereto.

C-6 District: To see if the Town will vote to amend the Zoning Bylaws, Section L.7.a "Allowed Uses" by adding "CHILD CARE FACILITY" and to take any other action relative thereto.

In addition to the above, it is proposed to delete an unnecessary reference to "Day Care, Family Home" that is located in section L.7.a Allowed Uses. This use category is regulated by state law with specific criteria and limitations and is permitted in all districts as a family home daycare. Local zoning does not need to permit this use and is redundant.

It is proposed delete this language as follows:

L.7.a Allowed Uses

- ~~Day Care, Family Home;~~

John moved to endorse the Town Meeting Warrant Article to amend the Zoning Bylaws related to Child Care Facility as presented by the Town Planner. Walter seconded the motion. The motion carried unanimously.

New Business

Island Light & Power/14 Shire Drive-Review Interim As-built & request for temporary occupancy –
Discussion continued from 3/21/17.

The Board reviewed the interim as-built at the last meeting and had some concerns regarding the drainage and safety issues.

Mr. Goodreau said that since the last meeting, the site contractor opened up all of the manhole locations to provide access and an as-built has been done of the entire drainage system, which appears to functioning well.

Mr. Goodreau provided a list of items to be completed, which included landscaping, outdoor storage structures, curbing & guard rail installation. All of the Board's concerns regarding the drainage system from the last meeting have been addressed.

John moved to recommend to the Building Inspector that temporary occupancy be granted. Walter seconded the motion. The motion carried unanimously.

Norfolk Landing Subdivision/Tailwind Circle Request for Lot Releases –The Board is in receipt of a request for release of Lots 3 & 7 Tailwind Circle in the Norfolk Landing Subdivision. The entire roadway has been previously bonded.

John moved to release lots 3 & 7 Tailwind Circle contingent upon checking the status of the current bond. Walter seconded the motion. The motion carried unanimously.

Request for 1 year Extension of 5 Phillips Way (Lot 15 Shire Industrial Park) Site Plan Decision #2015-07 to March 31, 2018 – John moved to extend the site plan decision #2015-07 for Taylor Rental at 5 Phillips Way (Lot 15 Shire Industrial Park to March 31, 2018. Jennifer seconded the motion. The motion carried unanimously.

Project: Approval of Meeting Minutes

Comments: Jennifer moved to approve the March 21, 2017 meeting minutes. Walter seconded the motion. The motion carried unanimously.

Next Meeting & Schedule

The next regular meeting was scheduled for Tuesday, May 16, 2017 at 7:00 pm.

Adjournment

Walter moved to adjourn the meeting at 9:45 pm. John seconded the motion. The motion carried unanimously.

Respectfully submitted,

Michelle Maheu
Michelle Maheu, Chair