

# PLANNING BOARD

1 Liberty Lane  
Norfolk, MA 02056

## MEETING MINUTES

**Date of Meeting:** Tuesday, May 16, 2017

**Place:** Town Hall Room 124

### PLANNING BOARD MEMBERS ATTENDING:

**Chairman:** John Weddleton

**Vice-chairman:** Walter Byron

**Clerk:** Kevin Kalkut

**Members:** Michelle Maheu (arrived at 7:40 pm)

**Associate Member:** Gregg Damiano

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

Walter called the meeting to order at 7:04 pm and informed the audience that the meeting is being audio and video taped.

### Public Hearings

**Project:** Norway Farms Subdivision-33 Medway Street-Continued from 4/11/17

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

**Comments:** Walter called the continued public hearing to order for the Norway Farms Subdivision at 33 Medway Street to order at 7:04 pm.

Rick Goodreau explained that Mr. Cain has met with the neighbors and put together a proposal that reflects what the neighbors are looking for in this project. The proposal depicts an open space development that consists of a cul de sac to provide access to the new building lots and the existing structures located on the property. The neighbors have requested that there be no connection to Cress Brook Road and to extend the sidewalk down to the Lake Street end of Medway Street. Rick explained that it is also proposed to construct a school bus stop shelter at the end of the new roadway and an emergency access connection between the two cul de sacs.

Rick described the four step plan for developing an open space subdivision.

John Weddleton said that there is to be no disturbance within the resource area to the wetland. John also recommended smaller lot sizes and stagger the houses to leave more open space, which would be more conducive to what an open space plan is all about.

John suggested that since the applicant will need to withdraw and re-file an application for a Special Permit for an Open Space Preservation Subdivision, that the Board waive the application fees. Walter agreed with this idea.

Ray suggested that they look at reconfiguring the lay out and move some of the houses forward in order to keep

them out of the open space and preserve the green area.

Rob Cain requested that the application for approval of a definitive subdivision for Norway Farms be withdrawn without prejudice.

John moved to withdraw the application for approval of a definitive subdivision for Norway Farms without prejudice. Kevin seconded the motion. The motion carried unanimously, 4-0.

**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 7:45 pm.

The Board is in receipt of a request for a continuance of the public hearing for 194 Main Street to the next meeting from the applicant.

Walter moved to continue the hearing for 194 Main Street to June 13, 2017 at 7:00 pm. John seconded the motion. The motion carried unanimously.

## **New Business**

**Ray's Resignation**-Ray announced that he has accepted an offer for a Town Planner position in a town close to his home in Rhode Island and his last day with the Town of Norfolk will be on June 15, 2017. Michelle and the Board thanked Ray for his service and wished him the best of luck.

**Planning Board Member Appointment**-John moved to appoint Gregg Damiano to the vacant position as a Planning Board member. Walter seconded the motion. The motion carried unanimously.

**Board Reorganization**-John moved to appoint Kevin Kalkut as Planning Board Clerk. Walter seconded the motion. The motion carried unanimously.

Michelle moved to appoint John Weddleton as Planning Board Chair. Walter seconded the motion. The motion carried unanimously.

John moved to appoint Walter Byron as Planning Board Vice Chair. Kevin seconded the motion. The motion carried unanimously.

**Sidewalk Updates**-Michelle said she met with Bob McGhee, DPW Director, to discuss sidewalk updates along Route 115 (from Needham Street to the Union Street roundabout) and Medway Branch (from Tucker Road to the Transfer Station. Since Route 115 is not a scenic road, the Planning Board does not need to hold a hearing for the tree removal. The Board will need to hold a hearing for the tree removal along Medway Branch.

**Toils End Farm/Fox Run Subdivision Discussion**- Ray explained that he had a call from Ken Cook, Warren Drive resident, that Pulte Homes is trying to turn over the management of the Fox Run Subdivision to the homeowners association and is concerned about the broken drainage pipes in the roadway. Ray said that he has reached out to John Engdahl from Pulte on the status and Mr. Engdahl was supposed to get back to Ray last week.

Gary Searle, 245 Warren Drive, said that he has raised concerns about the broken pipes at the homeowners association meetings. The Planning Board discussed this issue with Pulte at the November 10, 2016 meeting and the issue has not been resolved.

Mr. Weddleton said the only way to make sure the issue has been resolved before the Town accepts the roadway is to replace all the pipes. The pipes for the sewer system will also need to be checked.

Mr. Weddleton said that town may have the right to increase the bond amount with justification.

Ken Cook asked what the next steps will be in order to move the process along.

Michelle said that the Board will ask Pulte to attend the next meeting and ask them to lay out a plan of action with a time frame and a schedule.

**Approval of Meeting Minutes**-Walter moved to accept the April 11, 2017 meeting minutes as written. John seconded the motion. The motion carried unanimously.

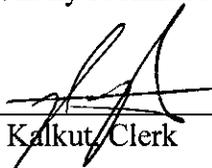
### **Next Meeting & Schedule**

The next regular meeting was scheduled for Tuesday, June 13, 2017 at 7:00 pm.

### **Adjournment**

Walter moved to adjourn the meeting at 8:55 pm. John seconded the motion. The motion carried unanimously.

Respectfully submitted,

  
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Kevin Kalkut, Clerk