

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Wednesday, July 19, 2017

Place: Town Hall Room G-07

PLANNING BOARD MEMBERS ATTENDING:

Chairman: John Weddleton

Vice-chairman: Walter Byron

Clerk: Kevin Kalkut

Members: Michelle Maheu, Gregg Damiano

Associate Member:

Others: Betsy Fijol/Administrative Asst., Mike Zavalia/BETA Group, Gino Carlucci/Planning Consultant

John called the meeting to order at 7:12 pm and informed the audience that the meeting is being audio and video taped.

Public Hearings

Project: 18 Union Street-Site Plan, Earth Removal & Special Permits

Applicant: Thomas DiPacido, Jr./Four Oaks Corp.

Comments: John called the public hearing for the site plan review for 18 Union Street at 7:40 p.m. Kevin read the notice of hearing into the public record.

Moved to continue the hearing until later in the evening because the applicant was still upstairs at the Zoning Board meeting. The hearing resumed at 8:00 pm.

Mr. DiPlacido presented the site plan to construct a mixed use building with associated parking and utilities at 18 Union Street. The building will house the Norfolk Community Federal Credit Union and other retail businesses on the first floor and apartments on the second and third floor. Mr. DiPlacido outlined the Earth Removal and Special Permits that are requested. Mr. DiPlacido said that he has received review comments from the Fire Chief and Design Review Board.

The applicant's engineer, Rick Goodreau from United Consultants, reviewed the site lay out plan. The building is proposed to be serviced by town water, septic system and underground utilities. The stormwater system is proposed to consist of a capture system consisting of catch basins with deep sumps and hoods to provide treatment and routed through a water quality unit prior to discharge into the Union Street drainage system. Mr. Goodreau explained that the site layout plan shows an egress off Independence Lane and an exit only on Union Street, but there is an alternative layout with access through the Town Hall driveway.

Michelle said she has concerns about the exit onto Union Street and prefers the shared Town Hall driveway.

Mr. Goodreau said that they applied to the ZBA for a Special Permit to allow a setback reduction to a residential property from 50' to approximately 10'. It is proposed to install a retaining wall with a fence on top along the abutting property at 20 Union Street.

Gino Carlucci outlined his review memo dated 7/17/17.

Matt Mrva from Boller Engineering presented the landscape plan and Paul Fredrick presented the architectural plans. Bill Scully from Green International, traffic consultant on the project, explained that they did not do a full traffic access study, but did a traffic review and outlined that information.

John opened up the hearing for public comment:

Mark McGukian, 20 Union Street, said that he has a well 10 feet from the property line. John said that well is abandoned and there are no setback requirements. Mr. McGukian also expressed concern about traffic and site line issues on Union Street.

John said that they probably don't need a full blown traffic study, but asked Mr. Scully to provide some additional information on the traffic.

Walter moved to continue the hearing for 18 Union Street to August 23, 2017 at 7:00 pm. Gregg seconded the motion. The motion carried unanimously.

Project: Norway Farms-Open Space Preservation Subdivision Special Permit

Applicant: Rob Cain/Applicant, Rick Goodreau/United Consultants

Comments: John called the public hearing to order for Norway Farms Open Space Preservation Special Permit at 9:42 pm. Kevin read the notice of hearing into the public record. Michelle Maheu recused herself from the hearing.

Mr. Goodreau presented the Norway Farms Open Space Preservation Subdivision plan located at 33 Medway Street. It is proposed to construct a cul-de-sac road to service 14 lots that range in size from 20,000 square feet to 23,000 square feet. A roadway easement is proposed that connects to the Cressbrook Road roadway easement with pedestrian access to be constructed, a water main to be connected for looping of the water main system and a 20' wide emergency access. A 24' wide paved roadway within a 60' wide layout is proposed with one sidewalk that connects up to Cressbrook Road and extends down to 37 Medway Street. It is proposed to remove 4,500 cubic yards of material from the site, which is a reduction of 8,000 cubic yards of material from the last proposal. It is proposed to do minimal tree cutting as most of the lots are contained within the previously disturbed gravel areas. Mr. Goodreau said that it is good proposal to take advantage of the existing cleared areas and maintain the sensitive areas of the site. Mr. Goodreau then presented the 4-step plan to the Board.

Walter commented that he is in support of the open space plan but still prefers a connection to Cressbrook Road and feels it's a public safety issue.

John said that he feels the connection does not make a difference in this case. The Board had asked Mr. Cain to design an Open Space Preservation subdivision, rather than a conventional subdivision, in order to minimize the tree clearing and to maximize the open space. John explained that if a conventional subdivision was designed, then the Town would lose the open space.

Walter said that the advantages to the Town of having an open space subdivision is strong. He said he would still like to see if an open space plan can be created with the connectivity between the two subdivisions.

Robert Cain said that by keeping the roadway shorter, the less bio retention area is required and less maintenance for the Town in the future.

Gregg said that given the abutter concerns regarding the connectivity of the roadway, he feels the open space concept is the best option.

Kevin moved to go forward with the open space concept and not connect the proposed roadway to Cressbrook Road. Gregg seconded the motion. The motion carried, 4-0.

Mike Zavalia said that he had a chance to review the concept plan for Norway Farm Open Space Preservation plan and outlined he review memo.

John moved to close the hearing for the Norway Farms Open Space Preservation Special Permit. Walter seconded the motion. The vote on the motion is as follows: John Weddleton-aye, Walter Byron-aye, Gregg Damiano-aye, Kevin Kalkut-aye.

New/Old Business

Ferne Ridge Estates Outstanding Issues & Request for Bond Reduction-Mr. Weddleton said that he met with Mr. Petrozzi to discuss methods and procedures on the completion of the subdivision. John commented that the street tree spacing and size were previously addressed, but would like to have the tree species added to the approved tree planting plan, which includes Sugar Maple, Red Maple and Cleveland Pear. Mr. Petrozzi said that the species will depend on availability.

John explained that Mr. Petrozzi has requested the installation of monolithic berm instead of cape cod berm and has no problem with this because that is what the DPW prefers.

John said that Mr. Petrozzi agreed that the finish course of pavement installed on the public portion of the roadways be 2" in thickness. John also said that an as-built plan should be provided prior to paving showing the elevations and the location of the roadway to determine if there are any discrepancies against the approved subdivision plan.

Mr. Petrozzi requested a reduction of his performance bond from \$142,837 to \$105,899.

Mr. Weddleton said that he feels that \$105,899 is more than enough to protect the town with the understanding that after this reduction, there will be no further bond reductions until the street trees are planted and the road is paved.

Michelle asked if it is the Board's obligation to ensure the Open Space maintenance fee has been collected. John said that issue will be turned over to the Town's attorney to follow up on.

Mr. Petrozzi said he hopes to have all this completed by November 30, 2017.

Walter moved to reduce the bond for Fern Ridge Estates from \$142,837 to \$105,899. Michelle seconded the motion with a friendly amendment that is based upon acceptance of the 5 modifications that were discussed this evening. Walter accepted the amendment. The motion carried unanimously.

Alexander Estates-Request to establish bond, sign amended tripartite agreement & release remaining lots-John said that the DPW Director has reviewed and agreed with the cost to complete that was submitted. Michelle moved to approve the cost to complete for Alexander Estates in the amount of \$103,363.86, with the condition that the station and roadway the bond is covering is added. Gregg seconded the motion. The motion carried unanimously.

Walter move to approve the tripartite agreement for Alexander Estates, contingent upon Lot 2 being included in the tripartite agreement and to release Lots 1-9 and sign the Form G-4, Lot Release Form. Michelle seconded the motion. The motion carried unanimously.

Approval of Meeting Minutes-Walter moved to accept the June 13, 2017 meeting minutes as amended. Kevin seconded the motion. The motion carried unanimously.

42 Rockwood Road ANR Plan-Gregg moved to accept and endorse the ANR plan for 42 Rockwood Road. Michelle seconded the motion. The motion carried unanimously.

4 & 5 Audubon Trail ANR Plan-Walter moved to accept and endorse the ANR Plan for 4 & 5 Audubon Trail. Gregg seconded the motion. The motion carried unanimously.

Design Review Board Appointment-Walter moved to appoint Arlen Li to the Design Review Board with a term to expire 6/30/2020. Gregg seconded the motion. The motion carried unanimously.

Toils End Farm/Fox Run Subdivision Discussion-John explained that Pulte Homes will coordinate a date with the Town's engineering consultant, BETA Group, to review and witness the video taping of the drainage system. That video tape will be reviewed against the first video to determine the degree of cracking in the piping in order to determine what type of fix will work. John said that it might be a good idea to put a surety bond and agreement in place to protect the town in case something happens to the piping in the future.

Abbyville 40B project off Lawrence Street Discussion-John Weddleton explained that it is intended for the Abbyville roadways to be accepted by the Town, so the ZBA asked the developer to present a roadway layout plan to the Planning Board in order for the Board to give an opinion.

Rick Goodreau presented a roadway layout plan to the Board and explained the proposed widths of the different roadways.

Michelle said she feels some of the one-way roadways are awkward and would like to see a few less units than to have awkward one-way roads. She said neighborhoods are developed from connections.

The Board will forward their comments to the ZBA.

Next Meeting & Schedule

The next regular meeting was scheduled for Wednesday, August 23, 2017.

Adjournment

Kevin moved to adjourn the meeting at 11:15 pm. John seconded the motion. The motion carried unanimously.

Respectfully submitted,



Kevin Kalkut, Clerk