

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Wednesday, September 27, 2017

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: John Weddleton

Vice-chairman: Walter Byron

Clerk: Kevin Kalkut

Members: Michelle Maheu (absent), Gregg Damiano

Associate Member:

Others: Betsy Fijol/Administrative Asst., Phil Paradis/BETA Group, Gino Carlucci/Planning Consultant, Tom Houston/PSC

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

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

Comments: John called the continued public hearing for the site plan review for 18 Union Street at 7:10 p.m.

Mr. DiPlacido outlined the changes that were made as a result of the last meeting and explained that all the drainage is now being kept on site after some investigation and determination that they were not able to tie into the town center drainage system.

Mr. Weddleton explained that the neighbor's concerns have been addressed and agreed upon to extend the sidewalk to the property line, locate the trees on the plan, remove the old cesspool, and bring the hill down to improve the site distance.

Mr. Goodreau outlined the revised stormwater drainage system.

Jason Miller, landscape architect from Boller Engineering, said that he took the comments from the last meeting regarding the retaining wall and incorporated those changes into the landscape plan.

Bill Scully, Green International, presented the additional safety, travel speed & circulation data as was requested at the last meeting and outlined his September 6, 2017 memo.

Mr. Weddleton said that BETA has just received the revised plan and the engineering peer review will be done

at the next meeting.

Walter moved to continue the hearing for 18 Union Street to 10/25/17 at 7:00 pm. Gregg seconded the motion. The motion carried unanimously.

Project: **Cranberry Heights**-Open Space Preservation Subdivision Special Permit

Applicant: Bella Rosa Stables, Steve O'Connell/Andrews Survey

Comments: John called the continued public hearing to order at 7:35 pm for the Cranberry Heights Open Space Preservation Subdivision Special Permit.

Mr. Weddleton said that the peer review on the revised plan has not been so completed, so that will be reviewed at the next meeting.

Steve O'Connell from Andrews Survey provided an overview of the changes that were made as a result of the last meeting with included some grading aspects of the development and to reduce the cuts and fills. Mr. Weddleton asked what are the net truck loads coming off the site. Mr. O'Connell replied 4,000 net truck loads is proposed to come off the site.

John opened the hearing up to public comment:

Mike Guidace, 6 Eagle Drive, requested that the subdivision be reconfigured to include two cul de sacs, one off Eagle Drive and the other off Cranberry Meadow Road.

Walter moved to continue the hearing for Cranberry Heights Open Space Preservation Special Permit to October 25, 2017 at 7:15 pm. Gregg seconded the motion. The motion carried unanimously.

Project: **6 Sherwood Drive Site Plan**

Applicant: Brad Murphy/Applicant, Brian Gillis & Jim Nieve/Dunn McKenzie, Inc.

Comments: Mr. Weddleton called the public hearing to order for the 6 Sherwood Drive site plan at 8:08 pm. Kevin read the notice of hearing into the public record.

Mr. Gillis presented the site plan to construct a 4,000 square foot landscape services building with associated parking, utilities and outdoor storage in the C-1 zoning district.

Mr. Weddleton said the proximity of the outdoor storage to the wells is a concern. Mr. Weddleton suggested that they contact the Board of Health Agent on his concerns as that may affect the design of the project.

Mr. Carlucci outlined his 9/22/17 review memo.

Mr. Houston outlined his 9/27/17 engineering peer review memo. Mr. Houston said that the contractor's headquarter building is an allowed use by Special Permit from the ZBA.

The Board will continue the hearing until the next meeting so the review comments can be addressed.

Walter moved to continue the hearing for 6 Sherwood Drive to 10/15/17 at 7:30 pm. Gregg seconded the motion. The motion carried unanimously.

Appointments

- **Fern Ridge Estates-Lou Petrozzi/Wall Street Development**-Mr. Petrozzi said that as work progresses on the completion of the subdivision, a couple of items have been noticed in the roadway construction that Wall Street would like to request a minor modification or field change. Mr. Petrozzi explained that he is requesting a greater turning radius at the intersection of Spencer Lane with Winston Road to allow easier turning for larger vehicles and school buses and also that the width of the sidewalks be 5'6" instead of 5' as shown on the approved plans. Mr. Weddleton said that the turning radius is in the right of way and considers both requests as minor modifications and are fair and reasonable.

Walter moved to consider the requests as minor modifications. Kevin seconded the motion. The motion carried unanimously.

Kevin moved to approve the minor modifications as outlined by Mr. Petrozzi to expand the turning radius and sidewalk width. Walter seconded the motion. The motion carried unanimously.

Walter inquired about the tree planting schedule and Mr. Petrozzi replied that the trees have been ordered and awaiting delivery.

Fox Run/Toils End Farm Drain Line Inspection Status-Phil Paradis/BETA Group had presented a draft memo dated 9/27/17 and explained that that his staff went through each of the video tapes and document the issues that were discovered through the testing to compare to the previous testing. Mr. Paradis said there are a lot of connection issues and the quality of the pipe and bedding situation may also contribute to the problem.

- Nashant Shah, 179 Hemingway Place, asked what the timeline for getting the information to Pulte on a solution. Mr. Weddleton said that everyone wants this done as soon as possible.

Ken Cook said that these cracks were discovered over a year ago and nothing has been accomplished.

Mr. Weddleton said that this conversation will continue after BETA has finished the review of the current video tapes and are able to compare them to the prior tapes to determine a solution.

Lawrence Street Bridge & Roadway Discussion- Mr. Weddleton explained that there are two subdivisions being proposed off Lawrence Street. He said that while the Planning Board does not have any say on the Comprehensive Permit, they do offer input on the things that pertain to them, such as the roadway in order to provide safety.

Fire Chief Coleman Bushnell provided a PowerPoint presentation to show the conditions of the roadway through the lenses of the proposed Abbyville 40B project. He explained that arrangements were made with the Department of Public Works to bring a large dump truck to the Lawrence Street to visualize clearance between a truck and a fire engine and showed those pictures as part of the presentation.

- Police Chief Chuck Stone said that he sent a memo regarding concerns with roadway width, heavy vehicles and increased traffic and access to that section of town if the bridge is not available for use at any point in time. The roadway width of Lawrence Street is insufficient for increased traffic especially construction related vehicles that will be traveling this road during the project. Truck traffic should exit out through Franklin until a temporary and then a permanent bridge is designed and installed. He said that he has a safety concern for the residents living in this area due to the narrow bridge and roadway with larger truck traffic. The regular heavy weight of trucks will further

deteriorate a 1915 bridge causing safety and access concerns if not addressed prior to construction. He said that he would like to see a sidewalk required and installed on Lawrence Street leading out to Park Street as part of this project.

Mike Guidace thanked the Chiefs for the information and asked them to show up at the next ZBA meeting.

John Robbins re: MacArthur Avenue-Mr. Robbins said that is looking for input on the Board on a potential roadway for one lot off MacArthur Avenue, which is undeveloped paper road. He said the lot does conform to zoning but doesn't have the street frontage.

Mr. Weddleton said that this could be an accepted right of way as long as it is provided with safe and adequate access from the street. He said that the road that is built has to give the person that is using it the same egress that he has been enjoying. Mr. Weddleton said that grade is steep and has to conform to the Planning Board regulations.

Associate Member Interviews – The Board interviewed Devin Howe, Erin Hunt and Jim Wilson for the Planning Board Associate Member position. The board will make their appointment in collaboration with the Board of Selectmen.

Other Business

65 Holbrook Street Sign Special Permit Decision -Walter moved to approve the Special Permit Decision #2017-03 for Four Oaks Corporation at 65 Holbrook Street signage. Gregg seconded the motion. The motion carried unanimously.

Approval of Meeting Minutes-Kevin moved to accept the July 19, 2017 meeting minutes as amended. Walter seconded the motion. The motion carried unanimously.

Next Meeting & Schedule

The next regular meeting was scheduled for Wednesday, October 25, 2017.

Adjournment

Walter moved to adjourn the meeting at 9:35 pm. Kevin seconded the motion. The motion carried unanimously.

Respectfully submitted,



Kevin Kalkut, Clerk