

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Wednesday, October 25, 2017

Place: Town Hall Room 124

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., Phil Paradis/BETA Group, Gino Carlucci/Planning Consultant

John called the meeting to order at 7:05 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 (Cont'd from 9/27/17)

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

Comments: John called the continued public hearing for the site plan review for 18 Union Street at 7:07 p.m.

Mr. DiPlacido presented a letter from Green International verifying the internal turning radius of the ladder truck. Mr. DiPlacido also explained that he received an email from the Building Commissioner verifying the required number of parking spaces is 27 plus one handicap space and 28 parking spaces and two handicap spaces are provided. Mr. DiPlacido said that it was confirmed through the certified Zoning Map that the adjacent property on Union Street is zoned commercial, rather than residential as was originally thought and believes a waiver is no longer needed for setbacks and buffers to a residential property.

Rick Goodreau, United Consultants, presented the revised site plan and reviewed the changes that were made as a result of the last meeting and consultant reviews.

Phil Paradis, BETA Group, presented his peer review memo on the revised site plan. Mr. Paradis explained that the most notable change is that the design now includes an infiltration system to retain the stormwater on site, which now meets the requirements. Mr. Paradis said they haven't received an updated landscape and photometric plan to review. Mr. Weddleton said that if the Board agrees, the Design Review Board will review the landscape and photometric plans.

Mr. Paradis recommended that some infiltration tests be done to confirm that they are using a higher infiltration

rate in this area. Mr. Goodreau said that soil tests were done for the septic system and soil tests were done by Coler & Colantonio for a prior application and the soils are highly permeable and classified as medium sand. The Board agreed that additional soil testing is not required.

Jason Miller, Bohler Engineering, presented the revised photometric and landscape plans. Mr. Weddleton said the revised landscape and photometric plans will be sent to the Design Review Board to follow up on their initial review.

Michelle asked Mr. Miller to explore relocating the dumpster enclosure. Mr. Miller said that access to the dumpster is a challenge if it is moved.

Walter said that he would like to see a sidewalk from Town Hall to the new pedestrian access. Mr Goodreau said he would study the request.

Michelle moved to close the public hearing for the 18 Union Street site plan contingent upon Design Review Board review of the landscape and photometric plans and contingent upon the outcome of Town Meeting with the potential to review additional engineering and landscape items based upon the final entrance. Walter seconded the motion. The motion carried unanimously.

Michelle moved to close the public hearing for the 18 Union Street Earth Removal Permit. Gregg seconded the motion. The motion carried unanimously.

Michelle moved to close the public hearing for the 18 Union Street Special Permit. Gregg seconded the motion. The motion carried unanimously.

Project: **Cranberry Heights**- Open Space Preservation Subdivision Special Permit (Cont'd from 9/27/17)
Applicant: Steve O'Connell/Andrews Survey
Comments: Mr. O'Connell said that he is in receipt of a review letter from BETA, but has not prepared a response.

Mr. Carlucci commented that the cul de sac on the yield plan has to be shown within the Town of Norfolk boundaries in order to meet the Zoning Bylaws.

Walter asked if the developer intends to tie the development into the development in the Town of Wrentham. Mr. O'Connell said the developer has no intention in connecting the two developments.

Mr. Weddleton said that the yield plan will have to be adjusted and adjust the open space plan accordingly.

Mr. Carlucci commented that the plans now show just over 100,000 cubic yards of net cut on the open space concept plan, but there is no calculation for the conventional plan. Mr. O'Connell said that since the last meeting, they have been working on the design components and the net cut is now less than 50,000 cubic yards.

Mr. Weddleton said the theory of an open space plan is to minimize the change in the topography and keep things as natural as possible. Mr. Weddleton asked to have the cuts and fills included on the yield and open space plans for the next meeting.

Mr. O'Connell explained that the Massachusetts Architectural Access Board interpretation of walkways along subdivision roads is that the grade cannot exceed 5% or they become ramps and they cannot exceed 8.33%, which is not practical to have a ramp for sidewalk purposes in a subdivision.

— Mr. Weddleton opened the hearing up for public comment:

Margaret Cahale, Cranberry Meadow Road, said she is concerned about the area wells with the cuts and fills being proposed.

Kerry Gillis, 7 Eagle Drive, wanted to make sure the proposed septic system on the triangular lot is far away from her well. Mr. Weddleton said the Board of Health has regulations with setback requirements.

Michelle moved to continue the Cranberry Heights Open Space Preservation Subdivision Special Permit Hearing to November 29, 2017 at 7:30 pm. Walter seconded the motion. The motion carried unanimously.

Project: **6 Sherwood Drive Site Plan** (Cont'd from 9/27/17)

Comments: Mr. Weddleton explained that the Board is in receipt of a request for a continuance. Michelle moved to continue the 6 Sherwood Drive site plan public hearing to November 29, 2017 at 7:00 pm. Walter seconded the motion. The motion carried unanimously.

Project: **Fox Run/Toils End Farm Subdivision Discussion on results of drain line inspection**

Applicant: John Engdahl/Pulte Homes

Comments: Mr. Weddleton explained that the Board's engineering consultant, BETA Group, provided a comparison review of the video taping of the drainage pipes that were done last year and the taping that was done recently and asked Mr. Paradis to summarize his report.

— Mr. Paradis provided a report, dated 10/25/17, on the evaluation of video inspections of installed reinforced concrete drainage pipes. BETA reviewed the two sets of videos and noted that the defects in the pipes have increased.

Mr. Engdahl said that his engineer will set up a meeting with BETA to discuss the report and develop potential solutions to repair the pipes.

Mr. Weddleton explained that the DPW will be testing the water line within the next few weeks. Mr. Weddleton said the sewer lines should also be tested and asked Mr. Paradis to provide a proposal to develop a game plan to go section by section to come up with a process to rectify this issue.

Project: **Oak Knoll Estates/Old Cart Path-Request for Release of Lots 1, 2 & 3**

Applicant: Todd Rowean

Comments: Mr. Weddleton said that the ledge outcropping should be hammered down, pile of debris removed and the roadway shoulder stabilized to prevent runoff into the wetland prior to the release of lots. Mr. Weddleton said that he recommends release of the lots subject to those conditions being taken care of.

Mr. Rowean said the rock is to be used during construction.

— Bob Pasche, 22 Stop River Road, said that there is no fence on the rock out cropping and is concerned about the safety.

Kathleen McKenna, 24 Stop River Road, said that there is a huge pile of stumps behind her property and is concerned about the elevation drop going down to the detention pond being unsafe for kids.

Walter moved to release Lots 1, 2 & 3 of Oak Knoll Estates/Old Cart Path subject to the conditions that the ledge outcropping being hammered down to a status of safe, the stumps removed, roadway shoulder be stabilized with hydro seeding with the understanding that the rock will be removed by the beginning of December. Kevin seconded the motion. The motion carried unanimously.

Project: Fern Ridge Estates-Request for Minor Modifications

Applicant: Lou Petrozzi/Wall Street Development

Comments: Mr. Petrozzi asked the Board to consider a modification of the Special Permit Decision No. 2008-07 to pay the town \$1,000 per lot for the Open Space Maintenance account, rather than \$2000 per lot as a condition of the Special Permit. Mr. Weddleton identified that the \$2,000 per lot fee still applies.

Mr. Petrozzi also requested a modification of the Definitive Subdivision plan to reduce Open Space Parcel "C" to be reduced by 1.2 acres because the homeowner at the end of the cul de sac would like to acquire more land.

Mr. Weddleton said the reduced amount of open space land would still be in the regulation requirement for percentage of open space.

Michelle moved to accept the reduction of the Open Space Parcel "C" contingent upon the receipt of funds for the Open Space Maintenance account. Walter seconded the motion. The motion carried unanimously.

Endorsement of The Preserve at Keeney Pond Street Acceptance Plans for Town Meeting-Castle Road-Station 0+00 - 13+52.08, Wild Holly Lane – Station 0+00 – 4+84, Meeting House Road-Station 0+00 – 2+36.26 & request for bond releases (release total bond of \$204,237 and establish new bond of \$17,086 for Wright Farm Rd)

Gregg recused himself from the discussion because he is a Castle Road resident and John Weddleton recused himself as a board member as he is the developer.

Walter moved to approve the Special Town Meeting warrant articles for the acceptance of Castle Road-Station 0+00 - 13+52.08, Wild Holly Lane – Station 0+00 – 4+84, Meeting House Road-Station 0+00 – 2+36.26. Michelle seconded the motion. The motion carried, 3-0.

Michelle moved release the total bond of \$204,237 for Castle Road, Meetinghouse Road, Wrights Farm Road and Wild Holly Lane to \$0. Kevin seconded the motion. The motion carried unanimously.

Michelle moved to establish a new bond in the amount of \$17,086 for Wright Farm Road- Station 13+00 – 15+34.62. Kevin seconded the motion. The motion carried, 3-0.

7 Knoll Drive Estate Lot-Landscape Plan-Mr. Weddleton explained that submission of a landscape plan was a condition of the Special Permit for the Estate Lot at 7 Knoll Drive.

Associate Member Appointment-Walter moved to appoint Erin Hunt as Associate Member. Gregg seconded the motion. The motion carried unanimously.

New/Old Business

Approval of Meeting Minutes-Kevin moved to accept the August 23, 2017 meeting minutes. Michelle seconded the motion. The motion carried unanimously.

— **Next Meeting & Schedule**

The next regular meeting was scheduled for Wednesday, November 29, 2017.

Adjournment

Walter moved to adjourn the meeting at 10:04 pm.
Kevin seconded the motion. The motion carried unanimously.

Respectfully submitted,



Kevin Kalkut, Clerk