

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Wednesday, January 24, 2018

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: John Weddleton

Vice-chairman: Walter Byron

Clerk: Kevin Kalkut

Members: Michelle Maheu, Gregg Damiano (absent)

Associate Member: Erin Hunt

Others: Rich McCarthy/Town Planner, Betsy Fijol/Administrative Asst., David Sanderson/PSC, PC.

John called the meeting to order at 7:00 pm and informed the audience that the meeting is being audio and video taped.

Public Hearings

Project: **6 Sherwood Drive Site Plan**-Cont'd from 12/19/17

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

Comments: Mr. Weddleton called the continued public hearing to order for the 6 Sherwood Drive site plan at 7:00 pm. The Board is in receipt of a request from the applicant for a continuance of the hearing. Walter moved to continue the hearing to 2/21/18 at 7:00 pm. Kevin seconded the motion. The motion carried unanimously.

Project: **194 Main Street**-Site Plan & Special Permits to construct Two Duplexes-Cont'd from 12/19/17

Applicant: Al Quaglieri/Rocco Realty

Comments: John called the continued public hearing for the site plan review for 194 Main Street at 7:10 p.m. The Board is receipt of a request from the applicant for a continuance to the next meeting. Michelle moved to continue the public hearing for 194 Main Street to February 21, 2018 at 7:05 pm. Walter seconded the motion. The motion carried unanimously.

Project: **Cranberry Heights**-Open Space Preservation Subdivision Special Permit-Cont'd from 12/19/17

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

Comments: John called the continued public hearing to order at 7:30 pm for the Cranberry Heights Open Space Preservation Subdivision Special Permit.

The Board is in receipt of a request from the applicant for a continuance of the hearing. Michelle moved to continue the hearing for Cranberry Heights to 2/21/18 at 7:10 p.m. Walter seconded the motion. The motion

carried unanimously.

Project: **Norway Farms** – Scenic Road/Tree Hearing

Applicant: Rick Goodreau/United Consultants, Rob & Jeanne Cain/Norway Realty Trust, Elizabeth Maitland/Attorney

Comments: Mr. Weddleton called the public hearing to order at 7:45 pm for the Norway Farms Scenic Road/Tree Hearing. Kevin read the Notice of Hearing into the public record for the Norway Farms Scenic Road/Tree Hearing. Michelle recused herself from the hearing.

Mr. Goodreau explained that the proposed trees to be removed along Medway Street were marked with the Hearing Notice by the DPW. The removal of two trees is proposed at the entrance of the development. Mr. Goodreau said that they are working with the 29 Medway Street resident to obtain a sidewalk easement so the sidewalk can meander behind the trees, thus avoiding having to remove the trees in that area. An 8' wide walking trail is proposed from the existing Cress Brook Road cul de sac to the new cul de sac. The emergency access connection was eliminated based upon discussions with the Fire Chief, but there will still be a water main connection.

Bill Reilly, 7 Cress Brook Road, said he is happy with the pedestrian walking trail rather than the emergency access road. Mr. Reilly commented that his irrigation system is in that area. Mr. Weddleton said there shouldn't be a problem as long as there is no sprinkler head in the existing easement area.

Walter moved to close the Scenic Road/Tree hearing for Norway Farms. Kevin seconded the motion. The motion carried unanimously.

Project: **Norway Farms** – Definitive Open Space Preservation Subdivision (Cont'd from 12/19/17)

Applicant: Rick Goodreau/United Consultants, Rob & Jeanne Cain/Norway Realty Trust, Elizabeth Maitland/Attorney

Comments: Mr. Weddleton called the continued public hearing to order at 7:50 p.m. for the Norway Farms Definitive Open Space Preservation Subdivision.

Mr. Weddleton asked Mr. Goodreau to consult with the Board of Health Agent to make sure there is no issue with the snow being stockpiled in the drainage swale because this is a nitrogen sensitive area.

Mr. Goodreau reviewed the requested waivers.

Mr. Weddleton said the affordable lot has to be designated and the home owner's association documents have to be finalized prior to closing the hearing.

Alex Fritz, 29 Medway Street, said that he supports granting a sidewalk easement on his property.

Walter moved to continue the hearing for the Norway Farms Definitive Open Space Preservation Subdivision to February 21, 2018 at 7:25 pm. Kevin seconded the motion. The motion carried unanimously.

Project: **16-18 Sharon Avenue (Lots 11 & 12 Shire Industrial Park)/A & A Socci** -Cont'd from 12/19/17

Applicant: Rick Goodreau/ United Consultants, Michael Socci/Applicant

Comments: Mr. Weddleton called the continued public hearing for the **16-18 Sharon Ave** site plan to order at 8:00 pm.

Mr. Goodreau presented the updated plans to address peer review comments outlined at the last meeting. He explained that they have received permits from the Board of Health for the floor drain tight tank and connector to the septic system that services the industrial park. Mr. Goodreau said that all Design Review Board comments have been addressed on the revised site plans.

David Sanderson from PSC, PC said that all of their peer review comments have been addressed.

Walter moved to close the hearing for the 16-18 Sharon Avenue site plan. Michelle seconded the motion. The motion carried unanimously.

Appointments

Other Business

18 Union Street Site Plan Endorsement

Michelle moved to endorse the site plan for 18 Union Street. Walter seconded the motion. The motion carried unanimously.

Approval of Meeting Minutes

Kevin moved to accept the November 29, 2017 meeting minutes as amended. Walter seconded the motion. The motion carried unanimously.

Kevin moved to accept the December 19, 2017 meeting minutes as amended. Walter seconded the motion. The motion carried unanimously.

Fern Ridge Estates-Request for Bond reduction & Open Space Modification

Michelle moved to continue the discussion for the Fern Ridge Estates request for bond reduction and open space modification to February 21, 2018 at 7: 20 p.m. Walter seconded the motion. The motion carried unanimously.

Next Meeting & Schedule

The next regular meeting was scheduled for Wednesday, February 21, 2018.

Adjournment

Walter moved to adjourn the meeting at 8:20 pm. Kevin seconded the motion. The motion carried unanimously.

Respectfully submitted,



Kevin Kalkut, Clerk