

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Wednesday, March 28, 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.

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: 194 Main Street – Site Plan & Special Permits to construct Two Duplexes - cont'd from 2/21/18

Applicant: Al Quaglieri/Rocco Realty

Comments: Mr. Weddleton called the continued public hearing to order for the 194 Main Street site plan at 7:00 pm. The Board is in receipt of a request from the applicant to withdraw the site plan for 194 Main Street without prejudice.

Walter moved to withdraw the site plan for 194 Main Street without prejudice. Michelle seconded the motion. The motion carried unanimously.

Project: 67 Myrtle Street-Estate Lot Special Permit

Applicant: Walter Conte/Pelcon Development Trust

Comments: Mr. Weddleton called the public hearing to order at 7:05 pm for the Estate Lot Special Permit at 67 Myrtle Street. Kevin read the notice of hearing into the record.

Mr. Conte presented the plan to subdivide the existing 7.3 acre parcel at 67 Myrtle Street into 3 lots, which consists of 2-Form A lots (Lots 1 &2) and one Estate Lot (Lot 3). Mr. Conte explained that the property is in the R-2 zoning district and the proposed lots conform to all of the zoning requirements. The proposed Estate Lot consists of 4.5 acres, where 3 acres is required and 85 feet of frontage, where 50 feet is required for the Estate Lot. Mr. Conte said that there are no wetlands or flood zone on the property, but it is mapped by Natural Heritage for endangered species habitat. Mr. Conte said that the Estate Lot would have less adverse effect on

the neighborhood than a conventional subdivision.

Mr. Weddleton said that there should be a Conservation Restriction on the rear of Lot 3 for the Natural Heritage limit of disturbance area and a demarcation so that land cannot be touched.

Mr. McCarthy said that Lot 3 meets the criteria for an Estate Lot and said that the work within the right of way may need a scenic road tree hearing. Mr. Weddleton asked Mr. Conte to show on the plan what stone walls are being removed.

Mr. Weddleton opened the hearing up for public comments:

John Eric Flemm, 11 Miller Street, commented that the septic system on Lot 3 is too close to his well. Mr. Weddleton said that will be reviewed by the Board of Health to ensure proper setbacks. Mr. Flemm also said that they are infringing on the 200' buffer of the Mill River. Mr. Weddleton replied that the Conservation Agent would verify this.

Jerry Nelson, 63 Myrtle Street, said he is concerned about the distance of his well to the proposed well. Mr. Weddleton asked Mr. Conte to move the proposed well back 150' to maximize the setback between the two wells.

Mr. Nelson asked if the proposed driveway for Lot 3 could swing out a little more to provide more of a buffer to his property. Mr. Conte said he would do that.

Michelle moved to continue the hearing for 67 Myrtle Street to April 25, 2018 at 7:00 pm. Walter seconded the motion. The motion carried unanimously.

Project: **Cranberry Heights-Open Space Preservation Subdivision Special Permit-Cont'd from 2/21/18**
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. O'Connell presented a revised open space preservation subdivision plan and said minor adjustments were made to the plan based upon conversations with Natural Heritage Endangered Species Program. He said that Natural Heritage likes to have a protected area that is two times the size of the impact area and the plan was revised to address this.

The Board discussed the placement of the sidewalk, pitch of the roadway and amount of gravel to be removed. Mr. Weddleton said that he would like that information and BETA will need to complete their peer review for the next meeting.

Walter moved to continue the hearing for Cranberry Heights Open Space Preservation Subdivision Special Permit to April 25, 2018 at 7:10 p.m. Kevin seconded the motion. The motion carried unanimously.

Project: **Fern Ridge Estates- Open Space Special Permit Modification & Request for Bond reduction-**
cont'd from 2/21/18
Applicant: Lou Petrozzi/Wall Street Development

Comments: John called the continued hearing to order for the Fern Ridge Estates Open Space Special Permit Modification at 9:00 pm.

The Board is in receipt of a request for a continuance of the hearing from the applicant.

Michelle moved to continue the hearing for the Fern Ridge Estates Open Space Special Permit Modification to April 25, 2018 at 7:20 p.m. Walter seconded the motion. The motion carried unanimously.

Appointments

113 North Street-informal discussion re: one-lot subdivision

Ken McKenzie/Dunn McKenzie, Inc. said he is looking for input from the Planning Board regarding the property at 113 North Street. There are 2 existing homes on the property that were built in the 1930s and there is enough frontage for two lots, but they are trying to subdivide the property into three lots and the property lines are at an angle to the street so the circles and build factors don't fit in. Mr. McKenzie presented a conceptual plan that shows a proposed roadway that services one lot and the other two lots would get their frontage from North Street with one of the lots being an Estate Lot. Mr. McKenzie asked if the Board might be willing to waive the requirements to build a road for that one lot in the back.

Mr. Weddleton said that in the past, the Board has approved a roadway that has been scaled down the specs with limited drainage for regular road construction so that it is accessible and passable for public safety.

Mr. McKenzie presented a second conceptual plan showing a cul de sac with three conventional lots. The Board was in favor of this concept.

Dana Willard, owner, said this land was a gift from his grandparents and prefers the first option.

Other Business

16-18 Sharon Avenue- Review and endorse site plan

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

Norway Farms Definitive Open Space Subdivision Plan- Review and endorse definitive subdivision plan

Walter moved to endorse the Norway Farms Definitive Open Space Subdivision plan. Kevin seconded the motion. The motion carried, 4-0 (Michelle recused herself).

5 Phillips Way/Lot 15 Shire Industrial Park- Vote to extend Site Plan Decision #2015-07 to March 31, 2019
Michelle moved to extend the 5 Phillips Way Site Plan Decision #2015-07 to March 31, 2019. Walter seconded the motion. The motion carried unanimously.

14 Sharon Avenue/Norfolk Police Headquarters & MECC Retaining Wall-vote to approve retaining wall field change

Walter moved to approve a change in the retaining wall detail on the approved site plan from versa-lock to a redi-rock design. Michelle seconded the motion. The motion carried unanimously.

Approval of Meeting Minutes

Kevin moved to accept the February 21, 2018 meeting minutes as written. Walter seconded the motion. The motion carried unanimously.

Town Planner Updates

Mr. McCarthy provided the Board with of an overview of the proposed zoning amendments being for the Annual Town Meeting and said that a public hearing was scheduled for the next Planning Board meeting on April 25, 2018.

Next Meeting & Schedule

The next regular meeting was scheduled for Wednesday, April 25, 2018.

Adjournment

Walter moved to adjourn the meeting at 9:10 pm. Kevin seconded the motion. The motion carried unanimously.

Respectfully submitted,



Kevin Kalkut, Clerk