

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Wednesday, May 23, 2018

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: John Weddleton

Vice-chairman: Walter Byron

Clerk: Kevin Kalkut

Members: Gregg Damiano, Erin Hunt

Associate Member:

Others: Rich McCarthy/Town Planner, Betsy Fijol/Administrative Asst.

Mr. Weddleton called the meeting to order at 7:05 pm and informed the audience that the meeting is being audio and video taped.

Mr. Weddleton welcomed newly elected Board member Erin Hunt and returning Board member Gregg Damiano.

Board Reorganization:

John moved to appoint Walter Byron as Planning Board Chair. Kevin seconded the motion. The motion carried unanimously.

Walter moved to appoint John Weddleton as Planning Board Vice Chair. Gregg seconded the motion. The motion carried unanimously.

Kevin moved to appoint Erin Hunt as Planning Board Clerk. Walter seconded the motion. The motion carried unanimously.

John moved to appoint Gregg as the Board's representative to the Community Preservation Committee (CPC). Walter seconded the motion.

Public Hearings

Project: Fern Ridge Estates- Open Space Special Permit Modification & Request for Bond reduction-
cont'd from 4/25/18

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 7:10 pm.

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

John moved to continue the hearing for the Fern Ridge Estates Open Space Special Permit Modification to June 27, 2018 at 7:00 p.m. Kevin seconded the motion. The motion carried unanimously.

Project: 7 Hill Street- Site Plan & Special Permit-Cont'd from 4/25/18

Applicant: Jamie Bissonette/Zenith Engineering, Al Quaglieri

Comments: Walter called the public hearing to order for the 7 Hill Street Site Plan and Special Permit at 7:15 pm.

Mr. Byron said the Board is receipt of a letter from the applicant requesting that Mr. Weddleton recuse himself from acting on the site plan review for 7 Hill Street and said that only the member himself can decide to recuse himself. Mr. Weddleton said he is not going to recuse himself.

Mr. Bissonette presented the revised site plan to construct 9-two bedroom duplexes (18 units) at 7 Hill Street as a result of comments from the last meeting and BETA's peer review. Mr. Bissonette explained that the number of parking spaces was reduced to 2.3 spaces per unit, which allows for more green area. Walking areas have been provided for homeowners to bring trash receptacles out in front of the buildings.

Mr. Bissonette explained that the stormwater drainage system design was changed to be more conservative to address BETA's comments. The fire hydrant will remain where the Fire Chief wants it but a hydrant was added out closer to the road.

Mr. Bissonette reviewed the revised landscaping plan and explained that there are 100 trees and shrubs proposed. A living fence of Leland Cypress spaced 8' center to center is proposed along the Valley Street property line along with Red Maple and Sugar Maples. Mr. Bissonette said the plan was reviewed by the DRB and they were looking for additional landscaping but he said there is already a tremendous amount landscaping on the site. Erin Hunt commented that the DRB requested some evergreens along Hill Street to provide screening for the neighbor across the street. He said the DRB also requested varying the trees along the Valley Street property line and move the 5 visitor parking spaces towards the street to create larger green area in the center. Mr. Bissonette said they looked at that but felt keeping the visitor parking in place is preferable. A wooden sign with granite posts is proposed at the entrance but will adhere to the sign by-law.

Kevin commented that he liked the larger green space towards the street.

Erin moved to continue the hearing for the 7 Hill Street Site Plan and Special Permit to June 27, 2017 at 7:10 pm. Gregg seconded the motion. The motion carried unanimously.

Project: 96 Pond Street-Limited Site Plan Modification

Applicant: Joe Lorusso, Owner

Comments: Walter called the public hearing for 96 Pond Street Limited Site Plan Modification at 7:35 pm. Kevin read the notice of hearing into the record.

Mr. Lorusso explained that this was a previously approved site plan, but was never constructed. He said it is proposed to extend the building 5 feet because it is more saleable with 30 foot bays and to relocate the loading dock to the North side of the building.

Mr. McCarthy explained that the project was originally approved in July 15, 2008 for two commercial buildings, one 6,000 square foot and one 7,500 square foot building. The site plan was modified in 2012 going from two buildings to one 10,500 square foot building. The minor modification wasn't acted upon and no extensions were requested of the approval. Therefore, the prior approval lapsed. The requested minor modification is two-fold to reinstate the approval and a minor increase in the building size. The building increase is 300 square feet. Mr. McCarthy said that his recommendation is that the minor changes to meet the standard for a limited site plan approval.

John moved to close the hearing for 96 Pond Street Limited Site Plan Modification. Gregg seconded the motion. The motion carried unanimously.

John moved to accept the 96 Pond Street Limited Site Plan Modification as a minor modification. Gregg seconded the motion. The motion carried unanimously.

Other Business

Associate Member Appointment

The Board interviewed Gary Searle for the Planning Board Associate Member position. John moved to appoint Mr. Searle as Planning Board Associate Member. Erin seconded the motion. The motion carried unanimously.

Wright Farm Rd-Accept Cost to Complete & Lot Releases

The Board is in receipt of a cost to complete from the DPW in the amount of \$105,820 for the completion of Wright Farm Road.

Kevin moved to accept the cost to complete as provided by the DPW and set the bond in the amount of \$105,820 for Wright Farm Road and to release lots 14, 15, 33, 34, & 35. Gregg seconded the motion. The motion carried unanimously.

14 Sharon Ave/Norfolk Police HQ & MECC-Discussion on additional solar canopies & change in exterior paint scheme of masonry walls

Mr. McCarthy explained a company called Key Solar has approached the Town to install solar panels on the police station road and also to do car port solar in three locations on the site.

Mr. Weddleton said the car ports clutter up the site and inquired about the revenue stream. He said a street view profile should be provided to the Board.

Mr. McCarthy said it is also requested to relocate the light poles behind the guard rail.

Mr. McCarthy said he will invite Matt Haffner to attend the next meeting.

Approval of Meeting Minutes

Kevin moved to accept the meeting minutes of 3/28/18. Gregg seconded the motion. The motion carried unanimously.

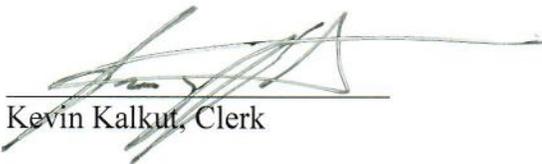
Next Meeting & Schedule

The next regular meeting was scheduled for Wednesday, June 27, 2018.

Adjournment

John moved to adjourn the meeting at 8:50 pm. Erin seconded the motion. The motion carried unanimously.

Respectfully submitted,



Kevin Kalkut, Clerk