

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Wednesday, July 25, 2018

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Walter Byron

Vice-chairman: John Weddleton

Clerk: Erin Hunt (absent)

Members: Gregg Damiano, Kevin Kalkut

Associate Member: Gary Searle

Others: Rich McCarthy/Town Planner, Betsy Fijol/Administrative Asst., Phil Paradis/BETA Group

Mr. Byron 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: 7 Hill Street-Stormwater Management Permit

Applicant: Jamie Bissonette/Zenith Engineering, Al Quaglieri

Comments: Walter called the hearing to order for the 7 Hill Street Stormwater Management Permit. Kevin read the Notice of Hearing into the public record.

Rich explained that stormwater system was review by BETA during the site plan hearing, but the stormwater management permit was overlooked during that hearing process. This is just an administrative procedure to catch up the Stormwater Management Permit, which is usually held simultaneously with site plan hearing.

John moved to close the hearing for the 7 Hill Street Stormwater Management Permit. Gregg seconded the motion. The motion carried unanimously, 4-0.

John moved to approve the Stormwater Management Permit for 7 Hill Street. Kevin seconded the motion. The motion carried unanimously, 4-0.

Project: Cranberry Heights Definitive Open Space Subdivision

Applicant: Bella Rosa Stables, LLC, Steve O'Connell/Andrew Survey & Engineering

Comments: Walter called the hearing to order at 7:18 pm for the Cranberry Heights Definitive Open Space Subdivision. Kevin read the Notice of Hearing into the public record.

Steve O'Connell presented the definitive open space subdivision plan for 22 proposed residential lots located at the end of Eagle Drive and Cranberry Meadow Road on a 32 acre parcel in the R-3 zoning district. Mr. O'Connell explained that there has been no deviation of the lot and road layout from the plan that was presented with the Open Space Special Permit. Mr. O'Connell said that the proposed subdivision would be serviced by on-site septic systems, municipal water from Lawrence Street to Eagle Drive and stormwater is handled by a series of catch basins to a single detention basin.

Mr. O'Connell explained that there is a significant amount of open space that will be preserved in perpetuity in order to satisfy the requirements of the Natural Heritage Endangered Species Program. Mr. O'Connell outlined some of the requested waivers, which includes a waiver for the street tree spacing.

Mr. Paradis from BETA Group outlined his peer review memo. Mr. O'Connell said that he will respond to BETA's peer review and present the revised plans at the next meeting.

Walter opened the hearing up for public comment.

Frank Reilly, Cranberry Meadow Road resident, asked about the construction timeframe. Mr. O'Connell replied that they expected it to be about 2 years to 3 years. Mr. Reilly inquired about the size of the proposed homes. Mr. O'Connell said they would be comparable to the surrounding homes, 2,500-3,500 square feet.

Lawrence Wilson, 22 Lawrence Street, asked about the direction of the groundwater flow and expressed concern about the surrounding private wells. Mr. Byron said that the Board will rely on the Board of Health on the groundwater flow. Mr. O'Connell said they haven't done a hydrogeological study, but in his experience, the groundwater flows towards the Eagle Brook.

Margaret Cahale, 11 Cranberry Meadow Road resident, commented that there is an underground spring and is concerned about blasting.

John moved to continue the hearing for Cranberry Heights to August 22, 2018 at 7:00 pm. Kevin seconded the motion. The motion carried unanimously.

Project: 134 Main Street Site Plan & Special Permits

Applicant: Dan Merrikin/Merrikin Engineering, Stella & George Primpas, Jackie Brusso/Aharonian & Associates

Comments: Walter called the public hearing to order at 8:15 pm for the 134 Main Street Site Plan and Special Permits. Kevin read the Notice of Hearing into the public record.

Mr. Merrikin presented the proposed site plan to redevelop the existing Dunkin Donuts site to construct a new 3-story building adjacent to the existing Dunkin Donuts building, which includes 3,270 square feet of retail space on the first floor and 4-2 bedroom apartments on the second and third floors. Mr. Merrikin explained that 41 parking spaces are required and 44 are proposed.

Walter commented that he is not crazy about the placement of the building and objects to the parking in the front. He said it is a safety issue having people walk through the drive-thru lane to enter the building.

John said they should go back to the drawing board. He said he would like to see parking between the buildings, rather than in the front. Gregg seconded the motion. The motion carried unanimously.

Kevin moved to continue the hearing for 134 Main Street to September 19, 2018 at 7:00 pm.

Other Business

Toils End Farm/Fox Run Subdivision-Drainage Improvement Update

Mr. McCarthy explained that the drainage improvement work has been done and was observed and inspected by BETA. He said we are now waiting for the results of the video inspection.

Mr. McCarthy explained that he did a site walk on July 19, 2018 with Bob McGhee and John Engdahl from Pulte Homes and created a punch list for the completion of the subdivision. Final paving is expected to take place in September.

14 Sharon Ave/Norfolk Police HQ & MECC-Discussion on additional solar canopies & site plan modification

Matt Haffner explained that since the last meeting, the proposed site plan modification was amended to remove the front solar canopy for the Norfolk Police Headquarters/MECC building at 14 Sharon Avenue.

John moved to accept the proposed limited site plan modification to the Norfolk Police HQ & MECC site plan at 14 Sharon Avenue as described by Mr. Haffner to remove the proposed front solar canopy. Kevin seconded the motion. The motion carried unanimously.

Town Planner Updates

Mr. McCarthy said that he will be submitting an application for a grant for one of the final phases of the Town Center Stormwater District, which would take north side interceptor and the Main Street trunk line to the Town Pond to evaluate Town Pond to see if it can be expanded to provide for additional impervious area to detain stormwater for the center of town.

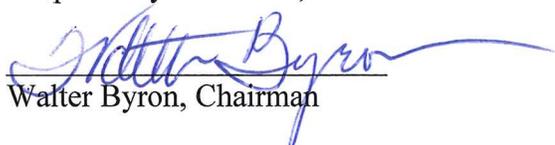
Next Meeting & Schedule

The next regular meetings are scheduled for Wednesday, August 22, 2018 and September 19, 2018

Adjournment

John moved to adjourn the meeting at 9:00 pm. Gregg seconded the motion. The motion carried unanimously.

Respectfully submitted,


Walter Byron, Chairman