

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Wednesday, September 19, 2018

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Walter Byron

Vice-chairman: John Weddleton

Clerk: Erin Hunt

Members: Gregg Damiano, Kevin Kalkut

Associate Member: Gary Searle

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

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: 134 Main Street Site Plan & Special Permits-Cont'd from 7/25/18

Applicant: Dan Merrikin/Merrikin Engineering, John & George Primpas

Comments: Mr. Byron called the continued public hearing to order at 7:00 pm for the 134 Main Street Site Plan and Special Permits.

Mr. Merrikin presented 2 alternative layout plans as requested by the Board comments at the meeting on July 25, 2018, but said his clients prefer the original layout plan.

Mr. Weddleton said he is not in favor of the parking in the front of the building.

Mr. Primpas explained that moving the proposed building back would affect the size of the proposed septic system and the capacity to have the size restaurant they'd like to build.

The Board discussed several different layout options, outdoor seating and the possibility of underground parking. The Board also discussed the possibility of tying into the town center sewer system.

Mr. Primpas said that he would be able to redesign the site to eliminate the parking in the front if he is able to connect to the town center sewer system.

Mr. McCarthy said that he will investigate the option of the town sewer connection. Mr. Primpas said he will look into the underground parking option.

Mr. Weddleton moved to continue the hearing for 134 Main Street to October 24, 2018 at 7:00 pm. Mr. Hunt seconded the motion. The motion carried unanimously.

Project: 3 David Road Site Plan

Comments: Mr. Byron called the meeting to order at 8:38 pm for the 3 David Road site plan. Mr. Hunt read the Notice of Hearing into the public record.

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

Mr. Weddleton moved to continue the hearing for the 3 David Road site plan to October 24, 2018 at 7:10 pm. Mr. Hunt seconded the motion. The motion carried unanimously.

Project: Cranberry Heights Definitive Open Space Subdivision-Cont'd from 8/22/18

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

Comments: Walter called the continued public hearing to order at 8:40 pm for the Cranberry Heights Definitive Open Space Subdivision.

The Board is in receipt of a request for a continuance.

Mr. Weddleton moved to continue the public hearing for Cranberry Heights to October 24, 2018 at 7:20 pm. Mr. Damiano seconded the motion. The motion carried unanimously.

Other Business

Town Planner Updates

Toils End Farm/Fox Run Subdivision-Drainage Improvement Update

Mr. McCarthy said that he is waiting for a response from Pulte on an updated paving schedule.

Town Center Grant-Mr. McCarthy said that emailed the Board members two design guidelines for the B-1 zoning district that were prepared by MAPC for the Town of Marlborough and the Town of Wrentham and asked the Board to review and provide feedback. Mr. Byron suggested sending them to the Design Review Board for input.

Complete Streets Update-Mr. McCarthy said that he will be placing large scale hard copy of the maps at the library and senior center for residents to provide hand written comments in addition to the wikimap that is on the town website.

Proposed Zoning Article for Fall Town Meeting-Mr. McCarthy explained that he is proposing a zoning article at the Fall Town Meeting that will amend Section F.11 Site Plan Approval of the Norfolk Zoning Bylaws that will remove any reference to "Building Commissioner/Zoning Enforcement Officer" and replace with

“Planning Board”. It is also proposed to amend Section F.11.b. Procedure for Approval of the Norfolk Zoning Bylaws to reduce the number of paper copies of plans the office receives as we move toward on line permitting.

The public hearing for the zoning amendments was scheduled for October 24, 2018.

Meeting Minutes

Mr. Hunt moved to approve the 8/22/18 meeting minutes as written. Mr. Damiano seconded the motion. The motion carried unanimously.

Next Meeting & Schedule

The next regular meetings are scheduled for Wednesday, October 24, 2018 at 7:00 pm.

Adjournment

Mr. Weddleton moved to adjourn the meeting at 9:35 pm. Mr. Damiano seconded the motion. The motion carried unanimously.

Respectfully submitted,



Erin Hunt, Clerk