

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056
MEETING MINUTES

Date of Meeting: Tuesday, January 15, 2019

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Walter Byron

Vice-chairman: John Weddleton

Clerk: Erin Hunt

Members: Gregg Damiano (absent), 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: 273 Dedham Street Site Plan & Stormwater Management Permit

Applicant: Lisa Whelan/Gelerman and Cabral, Jim Susi/United Consultants, Tim O'Toole & Curt Maloof/Owners

Comments: Mr. Byron called the public hearing to order at 7:00 pm for the 273 Dedham Street Site Plan and Stormwater Management Permit. Mr. Hunt read the notice of hearing into the record.

Ms. Whelan said that she represents 269 Dedham Street, LLC, owners of the property at 273 Dedham Street, which is before the Board requesting Site Plan approval for development of a new 11,250 square foot one-story commercial building. She explained that 269 Dedham Street, LLC owns 269, 271 and 273 Dedham Street, which is comprised of four lots-Lots 2, 3, 4 and 5. 273 Dedham Street is comprised of Lots 4 and 5 and contains a total of 120,184 square feet of land. Recently, 269 Dedham Street was leased to Carvana, Inc., with the plan to develop the adjacent land at 273 Dedham Street with a new commercial building, which will house Mr. Maloof's lawn, garden and farm equipment business, as well as his auto repair business.

Mr. Weddleton said that he believes that Lots 3, 4 and 5 will have to be combined on one deed for the purposes of this filing.

Mr. Susi provided the Board with an overview presentation of the proposed site plan.

Mr. Weddleton said the Board is expecting a zoning interpretation on the use of the property from the Zoning Enforcement Officer, Bob Bullock. Ms. Whelan explained that a Special Permit was issued in 1981 to allow the auto repair business use and the Special Permit could be applied to all of the lots.

Mr. Weddleton suggested pushing the display area back away from the street.

Mr. Hunt suggested pulling the building forward and putting the parking on the side between the two buildings.

Mr. Weddleton asked if they have the legal right to be using Lot 3 for the business on Lots 4 & 5. Mr. Maloof said that Mitch's maintains an office in the building at 269 Dedham Street. Mr. Weddleton said that is a point of contention with the Zoning Enforcement Officer.

Mr. Weddleton moved to continue the hearing for 273 Dedham Street to February 12, 2019 at 7:10 pm. Mr. Kalkut seconded the motion. The motion carried unanimously.

Project: 3 David Road Site Plan-cont'd from 12/18/18

Applicant: Bryan Weiner, Ken McKenzie/Dunn McKenzie Engineering, Murat Oztermiyeci/Owner

Comments: Mr. Byron called the continued hearing to order at 7:35 pm for the 3 David Road site plan.

Mr. Weiner presented the site plan to construct a new 7,500 square foot 6-bay commercial building at 3 David Road with access drive, parking, potable water well, septic system, electric service, stormwater management system, landscaping and lighting. The 39,965 square foot parcel is located within the C-1 commercial zoning district, which is partially on-highway and partially off-highway.

Mr. Weiner said that 57% lot coverage is proposed and 60% is the maximum lot coverage allowed. He explained that a waiver is requested to allow the infiltration basin to be closer than the required 50' from the proposed building, closer than the required 100' from the well and closer than the required 20' to the property line.

Mr. Weddleton commented that some of the setback issues may be alleviated if the building size is reduced.

Mr. Oztermiyeci said that he will use the building for his architectural woodworking restoration business in half of the building and may rent the other half.

Mr. Weddleton commented that this is a difficult site and a groundwater mounding analysis may be needed to ensure the stormwater system is working correctly. He suggested looking into a redesign of the stormwater basin to spread it out over more of the lot.

Mr. Hunt moved to continue the hearing for the 3 David Road site plan to February 12, 2019 at 7:20 pm. Mr. Kalku seconded the motion. The motion carried unanimously.

Project: Cranberry Heights Definitive Open Space Subdivision-Cont'd from 12/18/18

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

Comments: Walter called the continued public hearing to order at 7:20 pm for the Cranberry Heights Definitive Open Space Subdivision.

The Board is in receipt of a request for a continuance. Mr. McCarthy said the developer is trying to work out the water service and water looping details and the details of the affordable houses.

Mr. Hunt moved to continue the public hearing for Cranberry Heights to February 12, 2019 at 7:30 pm. Mr. Kalkut seconded the motion. The motion carried unanimously.

Project: 5 Shire Drive (Lot 22 Shire Industrial Park) Site Plan, Stormwater Management Permit, Earth Removal Permit, Special Permit for Outdoor Storage-Cont'd from 12/18/18
Applicant: Charlie Shepherd/CDW Engineering

Mr. Byron called the continued hearing for 5 Shire Drive to order at 7:30 pm.

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

Mr. Hunt moved to continue the hearing for 5 Shire Drive to February 12, 2019 at 7:40 pm. Mr. Kalkut seconded the motion. The motion carried unanimously.

Other Business

Rob Cain-Request to set Bond amount for Norway Farms/33 Medway Street, sign lenders agreement & release lots 2 & 3

Mr. Cain explained that the temporary drainage system is installed and functioning. Tetrattech provided a cost to complete in the amount of \$290,391.

Mr. McCarthy said the Conservation Restriction has been recorded and the \$2,000 per lot for the 2 lots to be released has been desposited into the homeowners open space maintenance account. He also said that the NPDES permit is on record, Bob McGhee has submitted a letter about approving the paving after November 1st and a letter was submitted to extend the time to apply for the affordable to March 2019.

Mr. Weddleton moved to accept the bond amount of \$290,391 for the complete roadway of Norway Farms Station 0+00 to 8+50 and to release lots 2 & 3. Mr. Kalkut seconded the motion. The motion carried unanimously.

Alexander Estates Subdivision – Request for extension on time to complete roadway

The Board is in receipt for a request for an extension on the time to complete the roadways for the Alexander Estates Subdivision.

Mr. Weddleton moved to extend the time to complete the roadways for the Alexander Estates Subdivision to January 13, 2020. Mr. Hunt seconded the motion. The motion carried, 3-0 (Mr. Kalkut recused himself).

Update on Street Acceptances

Mr. McCarthy provided an update on some of the roadways on our radar for street acceptance this year.

Saddle Ridge Way-The town took the bond and completed the roadway. There is more landscaping to be completed so this may wait until the fall for acceptance.

Toils End Road-This is a little 3-lot subdivision that has been completed and Mr. McCarthy said he has reached out to the developer.

Tailwind Circle-This has been completed and the developer has requested this be accepted, so we are working through the process for that.

Silver Fox Road-This is completed and we hope to work to get this accepted.

Bristol Pond Drive-The developer had one lot left and there is a bond in place. Mr. McCarthy said he wants to strongly encourage the developer to get this finished and would like to have him come in to a meeting to discuss the extensive landscaping on some of the lots.

Complete Streets Update

Mr. McCarthy explained that consultants are putting together the prioritization plan based upon the public meetings and should be arriving in the beginning of February. The plan will be circulated for comment. He said he is going before the Board of Selectmen on January 29th to start the drafting of a Complete Street Policy.

Town Center Grant Update

There is a kick off meeting on January 28th with the 5 members that are seating on the working committee.

Rte 1A Walpole Recreation Complex Discussion

Mr. Byron said there an extensive recreation complex being constructed on Rte 1A in Walpole opposite from the prison that consists of a playground, splash pad, football and baseball fields.

Kevin Kalkut Resignation

Mr. Kalkut submitted a letter to the Board that he is resigning from the Planning Board effective May 7, 2019.

Next Meeting & Schedule

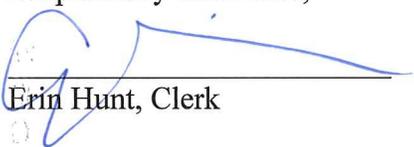
The next regular meeting is scheduled for Tuesday, February 12, 2019 at 7:00 pm.

The Board set a meeting schedule for 2019 and will typically meet on the second Tuesday of every month. The 2019 dates are as follows: Feb 12, March 12, April 9, May 14, June 11, July 9, Aug 13, Sept 10, Oct 8, Nov 12, Dec 10.

Adjournment

Mr. Kalkut moved to adjourn the meeting at 9:05 pm. Mr. Hunt seconded the motion. The motion carried unanimously.

Respectfully submitted,


Erin Hunt, Clerk