

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, March 12, 2019

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., Josh Fiala/MAPC, Dave LaPointe, Devin Howe, Jeanine Dubuque

Mr. Byron called the meeting to order at 6:00 pm and informed the audience that the meeting is being audio and video taped.

B-1 Zoning District Working Meeting-joint session with the Design Review Board and B-1 Zoning Working Committee

Mr. McCarthy introduced Josh Fiala, Principal Planner at MAPC, who has been hired by the town to work with the B-1 Zoning Working Study Committee on zoning recommendations and design guidelines for the B-1 zoning district. The grant requires that the project be wrapped up by the end of June. Tonight's meeting is to discuss having community outreach prior to having a community meeting to increase interest and awareness.

Mr. Fiala provided a brief explanation of the work plan and study area to establish and continuing the efforts to create a vibrant mixed use town center and looking at the zoning as a way to encourage that mixed use vitality and the ensure that the zoning is not creating an impediment in mixed use development in town center.

Mr. Fiala explained that the Draft Community Survey will be posted on line and will be broken down into 3 sections with 22 questions in total so that it can be completed within 10-20 minutes. The tree topic areas are: your experience in Norfolk Center, your vision for Norfolk Center and your willingness to support a range of future investments in Norfolk Center. The content will be formatted in QualtricsXM as an online survey with a link that can be posted and distributed through the Town website, social media, or email lists.

The results will be shared at the Community Meeting on April 11, 2019 at 7:00 pm at the Freeman Kennedy School.

Public Hearings

Project: 5 Philips Way Site Plan & Earth Removal Permit -Initial Hearing

Applicant: Jim Susi/United Consultants, John Pantonio/Applicant

Mr. Byron called the hearing for the 5 Philips Way Site Plan and Earth Removal Permit to order at 7:00 pm. Mr. Hunt read the Notice of Hearing into the public record.

Mr. Susi explained that the Board previously approved a site plan for this property for Taylor Rental in March of 2016. That current permit was extended and will expire on March 31, 2019. Mr. Weddleton said he wanted to make sure there was no legal issue in having 2 site plans going at the same time. Mr. Susi explained that he expects that this hearing will be continued to next month and the existing permit will have expired. He said that BETA is currently working on the peer review for the project.

Mr. Susi presented the site plan to construct a 7,460 square foot commercial building, as was previously approved. The parking has been revised based upon the proposed current use of the building. The drainage system has also been revised. Mr. Susi explained that part of the existing temporary cul de sac is on the property and there is an easement in place.

Mr. Susi said that the building has not changed from the previously approved building. Mr. Byron said he would like the Design Review Board to review the landscaping plan.

Mr. Hunt moved to continue the hearing to April 9, 2019 at 7:30 pm. Mr. Kalkut seconded the motion. The motion carried unanimously.

Project: 134 Main Street Site Plan & Special Permits-Cont'd from 2/12/19

Mr. Byron called the continued public hearing for 134 Main Street to order at 7:10 pm.

The Board is in receipt of a request for a continuance of the 134 Main Street hearing.

Mr. Kalkut moved to continue the hearing for 134 Main Street to April 9 at 7:40 pm. Mr. Damiano seconded the motion. The motion carried unanimously.

Project: 273 Dedham Street Site Plan & Stormwater Management Permit – Cont'f from 2/12/19

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

Comments: Mr. Byron called the continued public hearing to order at 7:20 pm for the 273 Dedham Street Site Plan and Stormwater Management Permit.

Mr. McCarthy said that they met this morning with Phil Paradis from BETA group, Building Commissioner and Conservation Agent to go over the peer review comments for this project. Mr. McCarthy said that they also discussed merging lots 4 & 5.

Mr. Whelan explained that a perimeter plan will be prepared to combine Lots 4 & 5 since the proposed building straddles both lots.

Mr. Susi presented the revised site plans that were prepared based upon the prior peer review and comments from the last meeting.

Mr. McCarthy stated that they will have to file with ZBA for parking in the front and they still need to file with Design Review Board for the review of the architectural and landscaping plans.

Mr. Hunt said this plan is an improvement but requested that they look into eliminating the 3 or 4 parking spots against the building in the front and make that a landscape area. Mr. Susi said they will have to look into the required number of parking spaces.

Mr. Hunt moved to continue the hearing for 273 Dedham Street to April 9, 2019 at 7:50 pm. Mr. Kalkut seconded the motion. The motion carried unanimously.

Project: 3 David Road Site Plan and Earth Removal Permit-cont'd from 2/12/19

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

Comments: Mr. Byron called the continued hearing to order at 7:30 pm for the 3 David Road Site Plan and Earth Removal Permit.

Mr. Weiner presented the revised site plan based upon BETA's Group's peer review comments and comments from the last meeting. Mr. Weiner said they still need to file the architectural and landscaping plans for Design Review Board (DRB) review. Mr. David LaPointe, DRB member, explained that the DRB would like to see architectural plans, elevations that have the materials and colors identified with samples of materials, as well as a planting plan.

Mr. Weiner explained that the septic system has been relocated to provide the required setback to the drainage system.

The Board agreed that approval will be subject to the DPW's review and approval of the Stormceptor O & M plan and also subject to DRB review and approval of architectural and landscaping.

Mr. Hunt moved to close the hearing for the 3 David Road site plan. Mr. Weddleton seconded the motion. The motion carried unanimously.

Project: Cranberry Heights Definitive Open Space Subdivision-Cont'd from 2/12/19

Applicant: John McTernan and Howard Bailey for Bella Rosa Stables, LLC, Steve O'Connell/Andrew Survey & Engineering

Comments: Walter called the continued public hearing to order at 7:50 pm for the Cranberry Heights Definitive Open Space Subdivision.

Mr. McCarthy said that there are two outstanding issues to discuss with this project. The first is the waterline discussion and the second is a discussion that took place at the last meeting about the affordable housing requirement and the potential ability of doing a duplex to fulfill that requirement.

Mr. McCarthy stated that the town is willing to install the waterline from Park Street to part way down Lawrence Street as part of the Lawrence Street Bridge Improvement Project. The Planning Board would like to see the water line looped from Lawrence Street to Cranberry Meadow Road, through the proposed development, Eagle Drive and back out to Lawrence Street.

Mr. McTernan said he thought the understanding was for them to connect to the 12" waterline where the town leaves off and bring it to Cranberry Meadow Road and into their subdivision and loop it with a stub at Eagle Drive for future connection.

Mr. Weddleton said that any looping should help pressure towards any future fire protection flow issue.

Mr. McTernan said that he needs a decision soon or their purchase and sale is expiring on May 3, 2019.

Mr. McTernan presented a rendering of a proposed duplex to comply with the Affordable bylaw and explained each unit would be 1,400-1,500 square feet on each side with a detached garage. The duplex would be constructed to look like a single family home.

David Mastro, 26 Lawrence Street, said he is concerned that blasting for the waterline will affect the neighboring wells. He said the affordable units with a detached garage do not fit into the neighborhood.

Mike Guidace, Eagle Drive, said that EPG recommended in their August memo that the waterline be looped. He said that the Eagle Drive residents should get some benefit from the project for putting up with the truck traffic.

Kerry Gillis, 7 Eagle Drive, expressed concern about the blasting.

Mr. McTernan requested a working session to discuss the waterline with EPG, DPW Director and the Town Planner to discuss the waterline issue.

Mr. Byron asked the applicant to put together a blasting plan and schedule so the neighbors have an understanding of what is going to take place.

Mr. Byron said that the Board cannot make a decision on the affordable units until all the details are provided.

Mr. Hunt moved to continue the public hearing for Cranberry Heights to April 9, 2019 at 8:00 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 2/12/19

Applicant: Charlie Shepherd/CDW Consultants

Mr. Byron called the continued hearing for 5 Shire Drive to order at 9:05 pm.

Mr. Shepard provided a photometric plan as requested at the last meeting. He said that he has received signed letters from the abutters granting permission to remove and grade the stock pile of loam.

The Board said that the Design Review Board needs to finish their review of the building and the esthetics of the retaining wall.

Mr. Hunt moved to close the hearing for the 5 Shire Drive Site Plan subject to going back to DRB for approval of the building and esthetics of the retaining wall. Mr. Damiano seconded the motion. The motion carried unanimously.

Project: 201 Main Street-Special Permit for Planned Multi-lot Development-Initial Hearing

Applicant: Peter Chipman

Mr. Weddelton recused himself from the hearing.

Mr. Byron called the 201 Main Street-Special Permit Hearing for a Planned Multi-Lot Development was called to order at 9:15 pm. Mr. Hunt read the notice of hearing into the record.

The Board is in receipt from the applicant of a request for withdrawal of the 201 Main Street-Special Permit Hearing for a Planned Multi-Lot Development without prejudice and return of the application fee.

Mr. Hunt moved to withdraw the 201 Main Street-Special Permit Hearing for a Planned Multi-Lot Development without prejudice. Mr. Kalkut seconded the motion. The motion carried, 4-0.

Mr. Hunt moved to refund the Special Permit application fee in the amount of \$750 to the applicant. Mr. Kalkut seconded the motion. The motion carried, 4-0.

Mr. Hunt moved to close the hearing for the 201 Main Street-Special Permit Hearing for a Planned Multi-Lot Development. Mr. Kalkut seconded the motion. The motion carried, 4-0.

Project: 102 Cleveland Street/15 Fruit Street-Estate Lot Special Permit & ANR Plan-Initial Hearing

Applicant: John Glossa/Glossa Engineering, Domenick Rossi/Applicant

Mr. Byron called the hearing for the 102 Cleveland Street/15 Fruit Street Estate Lot Special Permit to order at 9:20 pm. Mr. Hunt read the notice of hearing into the public record.

Mr. Glossa presented the proposal to divide the properties at 102 Cleveland Street and 15 Fruit Street to create one estate lot and three (3) Approval Not Required (ANR) lots. The properties are within the R-3 Zoning District. The proposed estate lot is shown as 168,833 square feet so the area exceeds the minimum requirement of 165,000 square feet in the R-3 district. The lot meets the minimum requirement with 50 feet of frontage on Cleveland Street. The 50-foot setback line is shown around the perimeter of the proposed estate lot. Mr. Glossa explained that the plan is currently before the Conservation Commission resource area delineation for the approval.

Mr. McCarthy inquired about the construction material of the driveway. Mr. Glossa replied that an asphalt driveway is proposed.

Mr. Byron suggested that the Fire Chief be consulted regarding fire provisions at the site.

Mr. Glossa requested a continuance of the hearing until after the Conservation Commission hearing in case there are some adjustments to the wetland lines.

Karen Clark, Seekonk Street resident, commented that a 2012 proposal showed a vernal pool on the site and asked if the Board would require further studies on the wetlands. Mr. Byron replied that is a Conservation Commission issue.

Larry Clark asked if this was a non-conforming lot. Mr. Weddelton said the estate lot is allowed by Special Permit.

Mr. Hunt moved to continue the hearing for the 102 Cleveland Street/15 Fruit Street Estate Lot Special Permit to April 9, 2019 at 8:10 pm. Mr. Weddleton seconded the motion. The motion carried unanimously.

Other Business

Norway Farms Subdivision- Request extension to April 15, 2019 to file Affordable Housing Special Permit

Mr. Weddleton moved to extend the time to file the Affordable Housing Special Permit to April 15, 2019. Mr. Damiano seconded the motion. The motion carried unanimously.

Next Meeting & Schedule

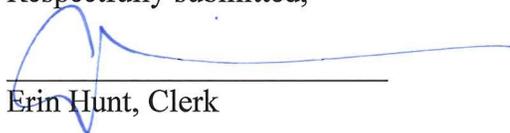
The next regular meeting is scheduled for Tuesday, April 9, 2019 at 7:00 pm.

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: April 9, May 9, June 11, July 9, Aug 13, Sept 10, Oct 8, Nov 12, Dec 10.

Adjournment

Mr. Kalkut moved to adjourn the meeting at 9:50 pm. Mr. Hunt seconded the motion. The motion carried unanimously.

Respectfully submitted,



Erin Hunt, Clerk