

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, June 4, 2019

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Walter Byron

Vice-chairman: John Weddleton

Clerk: Erin Hunt (Absent)

Members: Gary Searle, Chad Peck

Associate Member: Vacant

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

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

Public Hearings

None

Other Business

Bristol Pond Estates-Discuss Completion of Subdivision

Elizabeth Maitland, attorney for Bristol Pond Estates and Nasuti Family Trust, requested that the Board re-release Lot 6 Bristol Pond Estates after it was rescinded on May 1, 2019. She explained that they had a very productive group meeting on May 21, 2019 regarding the status of the subdivision, outstanding issues and concerns of the residents and came up with a punch list of items that they agreed to complete and believes they have complete all the items on the punch list except for the trenching for the light poles. Ms. Maitland said that the sale of Lot 6 is scheduled for Friday and the developer needs the funds from this sale in order to complete some of the big ticket items.

Ms. Maitland explained that the approved subdivision plan shows very aggressive landscaping between the lots and the conditions of those lots today are entirely different. She said they have no legal right to go on to those properties to do anything until they get an easement, but she said they will work with the neighbors on that issue.

Ms. Maitland said that they will refrain from pursuing legal redress on the actions of the board so long as they release Lot 6, and at a time to be determined, the Board agrees to release Lot 12.

Mr. Weddelton said that the plantings on private property were not included in the bond and not the jurisdiction of the Board. He also said that the plantings in the cul de sacs are a first class job and the roadway is in great shape for being 12 years old. Mr. Weddelton recommended that the Board move forward with the release of Lot 6. Mr. Weddleton said that he would like an updated cost to complete done to make sure that the current bond in place is sufficient to complete to roadway.

Mr. Razzano said the bulk of the money for the completion of the subdivision is coming from the proceeds of the sale of Lot 6.

Brian Cataldo, 12 Bristol Pond Drive, inquired about the subdivision approval process and how the landscaping plan can change.

Mr. McCarthy said that the town struggles with water and to design a landscape plan that requires a lot of water is counter to what we should be doing.

Mr. Weddleton suggested that the landscaping plan be redesigned to include maintenance free, more natural drought resistance plants.

Jeff Kane, 3 Bristol Pond Drive, said he agrees with the bond items and feels it is fairly close based upon the Mass Dot values. Mr. Kane said that part of the reason they chose the subdivision was because of the robust planting plans in the open space and it adds value to their property. He said that he was on the Conservation Commission at the time this subdivision was approved and one of the reasons for the planting plan is because of the clear cutting that took place. He commented that the trees have never been maintained or watered and they are doing just fine. Mr. Kane asked what the Board's course of action will be when the developer doesn't follow through with the completion schedule. Mr. Byron replied the Board will deal with that when it comes.

Mr. Weddleton moved to release Lot 6 of the Bristol Pond Estates Subdivision. Mr. Peck seconded the motion. The motion carried unanimously.

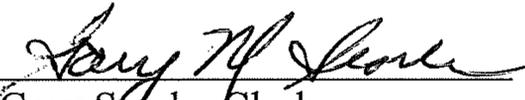
Charles Iacono, 18 Bristol Pond Drive, asked who maintains the open space grass after the town accepts the road. Mr. McCarthy replied that it will become the responsibility of the town to maintain the grass areas.

The 4 Bristol Pond Drive resident was asked to leave the meeting because of inappropriate outbursts.

Adjournment

Mr. moved to adjourn the meeting at 6:45 pm. Mr. seconded the motion. The motion carried unanimously.

Respectfully submitted,


Gary Searle, Clerk