

# PLANNING BOARD

1 Liberty Lane  
Norfolk, MA 02056

## MEETING MINUTES

**Date of Meeting:** Tuesday, July 9, 2019

**Place:** Town Hall Room G-07

### PLANNING BOARD MEMBERS ATTENDING:

**Chairman:** Walter Byron

**Vice-chairman:** John Weddleton

**Clerk:** Erin Hunt (arrived at 7:20 pm)

**Members:** Gary Searle, Chad Peck (absent)

**Associate Member:** Vacant

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

Mr. Byron called the Planning Board meeting to order at 7:00 pm and informed the audience that the meeting is being audio and video taped.

### Public Hearings

**Project:** 113 North Street/"The Ox Pasture"-3 Lot Definitive Subdivision & Stormwater Management Permit-Con't from 6/11/19

Mr. Byron called the continued hearing to order at 7:30 pm for "The Ox Pasture" Subdivision at 113 North Street.

Bryan Weiner, Dunn McKenzie Engineering, presented the revised subdivision plan based upon peer review comments and said that they have all been addressed. Mr. Weiner said that the Fire Department has issued a letter stating that the plan is acceptable. The DPW has also approved the water services for the new houses.

Attorney Ted Cannon explained that this project went before the Zoning Board of Appeals last month for a lot line encroachment of a field stone garage and two sheds that they were seeking relief for. He said the ZBA was ok with the field stone garage remaining but they do want proper setbacks for the sheds on parcel 3.

The Board discussed depositing funds into a sidewalk account in lieu of constructing the sidewalk. Mr. Weddleton said this is a private road and the Board has not required sidewalk funds in many years. The Board agreed to be consistent and not require sidewalk funds.

Mr. Hunt moved to close the hearing for "The Ox Pasture" Subdivision at 113 North Street. Mr. Searle seconded the motion. The motion carried unanimously.

**Project: Norway Farms Open Space Preservation Development-Request for Special Permit for Affordable Housing Development (Section H.3.c) – Cont'd from 6/9/19**

Applicant: Rob & Jean Cain/Applicants, Elizabeth Maitland/Attorney

Mr. Byron called the continued hearing to order for an Affordable Housing Development Special Permit for Norway Farms Open Space Preservation Development at 7:40 p.m.

Ms. Maitland said an agreement and covenant has been drafted and reviewed by Town Counsel and is looking for approval by the Board.

Mr. McCarthy said that the agreement will be incorporated into the Special Permit, which includes the payout schedule, the dollar amount and the timing. The covenant will be included as a condition in the final decision, which is security to protect the town to make sure the developer fulfills his obligations.

Mr. Weddleton moved to close the hearing for the Special Permit for the Norway Farms Affordable Housing. Mr. Searle seconded the motion. The motion carried unanimously.

Mr. Weddleton moved to grant the Special Permit for the Norway Farms Affordable Housing, which includes the covenant and the agreement for the payment schedule. Mr. Searle seconded the motion. The motion carried unanimously.

**Project: 81 Park/Berkshire Street Estate Lot Special Permit**

Applicant: Tom DiPlacido/DiPlacido Development Corp., Rick Goodreau/United Consultants

Mr. Byron called the hearing to order for the Estate Lot Special Permit for 81 Park Street/Berkshire Street at 7:47 pm. Mr. Searle read the notice of hearing into the public record.

Mr. Goodreau presented the plan to create an estate lot off 81 Park Street and Berkshire Street. The property was created in 1998 with a piece added from 19 Berkshire Street property to create a 50' wide frontage. The property contains a little over 218,000 square feet of land, of which 106,000 square feet is determined to be upland. Mr. Goodreau said that the proposed septic system has been permitted through the Board of Health. He said that no work is proposed within the wetland jurisdictional areas.

Mr. Weddleton asked Mr. Goodreau to show the limit of clearing for the septic system breakout area along the Maple Street resident's property line.

The 52 Maple Street resident expressed concern about the setback distance from the proposed septic system to his well. The Board asked Mr. Goodreau to add the abutting wells to his plan.

Mr. Goodreau said he would meet with the neighbors to review the well locations.

Mr. Hunt moved to continue the hearing for the Estate Lot Special Permit for 81 Park Street/Berkshire Street to August 5, 2018 at 7:00 p.m. Mr. Searle seconded the motion. The motion carried unanimously.

**Project: 32 Fredrickson Road Estate Lot Special Permit**

Applicant: Nathaniel Morse (not present)

Mr. Byron called the hearing for 32 Fredrickson Road Estate Lot Special Permit to order at 8:05 pm. Mr. Searle read the notice of hearing into the public record.

Mr. Byron explained that this is a previously approved estate lot, but the permit has expired. Mr. McCarthy said there is no change from the previously approved plan and the plan meets all the criteria for an estate lot.

Mr. Hunt said he feels the applicant should be in attendance at the hearing to present the project.

Mr. Byron explained that he personally knows the applicant and is recusing himself from the hearing.

Mr. Hunt moved to continue the hearing for the 32 Fredrickson Road Estate Lot Special Permit to August 5, 2019 at 7:10 pm and suggested that the applicant attend to present his plan. Mr. Searle seconded the motion. The motion carried unanimously.

## **New/Old Business**

### **Oak Knoll Estates/Old Cart Path-discuss and vote minor modification**

Mr McCarthy explained that he had a meeting with the developer, Todd Rowean, and the DPW Director and Assistant Director to discuss the completion of the subdivision and what to do with the large rock outcropping on the right at the subdivision entrance that could be an attraction and safety issue with the neighborhood kids.

Mr. Rowean said that they discussed building a small wall in front of the rocks and filling in around it and planting with a meadow mix to make it attractive and safe.

Mr. Weddleton suggested making a few level platforms to make it safer.

Mr. McCarthy explained that they discussed with the DPW a modification to install the monolithic berm, as opposed to the granite curbing.

The Board will address this request for the curbing modification once the rock outcropping is fixed up.

### **Bristol Pond Estates-Discuss Completion of Subdivision**

Elizabeth Maitland explained that Mr. McCarthy hosted a very productive and positive meeting with several of the Bristol Pond residents in discussion of the open space landscaping. She said the general consensus is that the residents are satisfied with the trees and variety shown on the plan and there are 9 trees yet to be planted. She said the residents would like the undergrowth that is not surviving removed and they will come up with a list of a few more trees they would like to see planted in the open space to make up for the shrubs coming out and the credit due for the trees not planted in the cul de sac.

Mr. McCarthy said that he will talk to the DPW on the variety of street trees they prefer.

Ms. Maitland also explained that the guard rail has been ordered and paid for and on the installer's schedule for installation.

**Norfolk Landing Subdivision/Tailwind Circle-vote to approve minor modifications**

Mr. McCarthy explained that the developer is requesting a modification of the approved subdivision plan to substitute Maple trees for Hawthorne and Crab Apple trees along the swale back to the open space. He said the Maple trees have already been planted as part of a field change.

It is also requested to modify the trail head marker to create a naturalized pathway rather than use wood chips and to not install wood chips on the path between lots 3 and 4.

Mr. Weddleton moved to accept the requested modifications of the approved subdivision plan as minor modifications. Mr. Searle seconded the motion. The motion carried unanimously.

Mr. Weddleton moved to approve the minor modifications as requested to the approved Norfolk Landing Subdivision plan. Mr. Searle seconded the motion. The motion carried unanimously.

Mr. McCarthy explained that this subdivision roadway will be presented at the fall town meeting for street acceptance.

**Westfield Drive-discuss status of roadway completion**

Mr. McCarthy explained that Priscilla Avenue was an old layout and the developer went through the definitive subdivision approval process to make improvements for the two homes that were built, but the interest and ownership of the roadway is in question and who is going to convey the roadway to the town or does the town need to take it by eminent domain.

**7 Shire Drive-Site Plan, Stormwater Mgt Permit, Earth Removal Permit & Special Permit-Review & Approve Decisions**

Mr. Hunt moved to accept the site plan decision as amended for 7 Shire Drive. Mr. Searle seconded the motion. The motion carried unanimously.

Mr. Hunt moved to accept the earth removal permit as amended for 7 Shire Drive. Mr. Searle seconded the motion. The motion carried unanimously.

Mr. Hunt moved to accept the stormwater permit as amended for 7 Shire Drive. Mr. Searle seconded the motion. The motion carried unanimously.

**102 Cleveland Street-Estate Lot Special Permit-Review & Approve Decision**

Mr. Hunt moved to accept Special Permit Decision #2019-02 for 102 Cleveland Street Estate Lot. Mr. Searle seconded the motion. The motion carried unanimously.

**Endorsement of 3 David Road Site Plans**

Mr. Searle moved to endorse the 3 David Road site plan. Mr. Weddleton seconded the motion. The motion carried unanimously.

#### **Endorsement of 273 Dedham Street Site Plans**

Mr. Searle moved to endorse the 273 Dedham Street site plan. Mr. Weddleton seconded the motion. The motion carried unanimously.

#### **Endorsement of 5 Phillips Way Site Plans**

Mr. Searle moved to endorse the 5 Phillips site plan. Mr. Weddleton seconded the motion. The motion carried unanimously.

#### **18 Union Street-Discuss Modification to Approved Site Plan**

Mr. Hunt moved to accept the modification to the 18 Union Street site plan to eliminate the stairs connecting to the Town Hall property, install a cobblestone crosswalk in front of the town hall and install an ADA compliant ramp to the crosswalk at the roundabout as minor modifications. Mr. Weddleton seconded the motion. The motion carried unanimously.

Mr. Weddleton moved to approve the minor modifications to eliminate the stairs connecting to the Town Hall property, install a cobblestone crosswalk in front of the town hall and install an ADA compliant ramp to the crosswalk. Mr. Hunt seconded the motion. The motion carried unanimously.

#### **Town Planner Updates**

Mr. McCarthy said that the B-1 Zoning Committee has a meeting next Tuesday evening to review some of the draft zoning bylaw recommendations for the fall town meeting and the Planning Board is welcome to attend.

#### **Approval of Meeting Minutes**

Mr. Hunt moved to accept the 5/1/19 meeting minutes. Mr. Searle seconded the motion. The motion carried unanimously.

#### **Meeting Schedule**

The next meeting was scheduled for August 5, 2019.

#### **Adjournment**

Mr. Hunt moved to adjourn the meeting at 8:40 pm. Mr. Searle seconded the motion. The motion carried unanimously.

Respectfully submitted,

  
Gary Searle, Clerk