

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Monday, August 5, 2019

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Walter Byron

Vice-chairman: John Weddleton

Clerk: Gary Searle

Members: Erin Hunt, Chad Peck (absent)

Associate Member: Peter Svalbe

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: 81 Park/Berkshire Street Estate Lot Special Permit-Cont'd from 7/9/19

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

Mr. Byron called the continued hearing to order for the Estate Lot Special Permit for 81 Park Street/Berkshire Street at 7:02 pm.

Mr. Goodreau presented the revised plan to create an estate lot off 81 Park Street and Berkshire Street based upon comments from the last meeting. Mr. Goodreau said that the applicant met with the abutters on site to show them the location of the proposed house and buffer zone location. The erosion control limit of clearing line was added to the plan. The abutters' well locations were also added to the plan with a 125' radius per the Norfolk Board of Health regulations.

Mr. Hunt moved to close the hearing for the Estate Lot Special Permit for 81 Park Street/Berkshire Street. Mr. Searle seconded the motion. The motion carried unanimously.

Mr. Hunt moved to approve the Estate Lot Special Permit decision for 81 Park Street/Berkshire Street. Mr. Searle seconded the motion. The motion carried unanimously.

Project: 32 Fredrickson Road Estate Lot Special Permit-Cont'd from 7/9/19

Applicant: Nathaniel Morse

Mr. Byron recused himself from the hearing.

Mr. Weddleton called the continued hearing for 32 Fredrickson Road Estate Lot Special Permit to order at 7:12 pm.

Mr. Weddleton explained it might be best to continue the hearing to the next meeting because one Planning Board member is not in attendance this evening and Mr. Byron has recused himself.

Mr. Hunt moved to continue the hearing for the 32 Fredrickson Road Estate Lot Special Permit to September 10, 2019 at 7:00 pm and suggested that the applicant attend to present his plan. Mr. Searle seconded the motion. The motion carried unanimously.

Project: 6 Hill Street Site Plan, Special Permit for Outdoor Storage, Stormwater & Earth Removal Permits
Applicant: Nathaniel Hunter/Applicant, Ted Cannon/Attorney, Larry Tilton and Ted Lyzenga/Tilton Associates

Mr. Byron called the public hearing to order for 6 Hill Street Site Plan, Special Permit for Outdoor Storage, Stormwater & Earth Removal Permits at 7:39 pm. Mr. Searle read the Notice of Hearing into the public record.

Peter Svalbe recused himself from the hearing as he is an abutter to the project.

Larry Tilton, Tilton Associates, explained that the 63,871± square foot site is located on the south side of Hill Street (no. 6) and is currently developed with a 9,000± square foot metal building used for a winter snow removal contractor headquarters with associated parking, loading, and utilities. Previously, a portion of land for 4 Hill Street was utilized by the use on 6 Hill Street and has the same owner. Mr. Tilton explained that the project proposes to provide an expanded material storage yard and add a rock salt covered storage bin. Upgrades to the current lighting scheme and fencing are to be performed as well. An enhancement to the existing entrance includes the increase of green space in the adjacent area to the driveway. The work also includes relocating pavement and parking areas solely on the property of 6 Hill Street. This will necessitate constructing stormwater systems to mitigate increase in stormwater runoff and removing in excess of 500 cubic yards of soil from the site.

Mr. Paradis commented that they need to make sure the fire department knows what equipment is going to be on site in order to designate fire lanes.

Mr. Hunt commented that a portion of the pavement is on 4 Hill Street and questioned about the appropriate legal agreements and easements.

Mr. Paradis outlined his peer review memo.

Mr. Hunter explained that the bulk of his operation is commercial snow removal. He said the building is used for off-season storage of equipment, maintenance and office space and stated that he plans to lease office and parking space out to other businesses. He explained that the in-season use is fairly minimal as whatever equipment is needed on a site in the fall and stays at the site for the duration of the winter and returns in the spring. He said that trucks will load salt from the shed prior to a storm to pretreat parking lots and then re-load

to have salt for the end of the storm. Mr. Hunter explain that he does operate a landscape construction business in the off-season.

Mr. Weddleton asked Mr. Hunter what he has for equipment. Mr. Hunter replied that he currently has 7 front end loaders and 5 trucks, but only 1 loader will remain on site in the winter to load salt and plow their own driveway.

Tom Martin, 48 Everett Street, had a list of a dozen questions and asked Mr. Hunter to provide the Board with all the material safety data sheets for materials stored on site.

Elizabeth Whitney, 26 Valley Street, said she is concerned with the amount of traffic already on Valley Street and how this business will affect the neighborhood.

Al Quaglieri said that there was a 1976 ANR plan that was endorsed by the Planning Board to combine 4 & 6 Hill Street, but was never recorded. Mr. Byron said that will be researched.

Jennifer Svalbe, 58 Everett Street, asked about the limit of clearing to construct the salt bin. Mr. Hunter replied that the impact to Everett Street will be minimal because of the very large change in elevation.

Peter Svalbe, 58 Everett Street, said that a traffic impact study should be done to understand the impact of the size and scale of the proposed use of the building. He asked if there is a way to minimize the tree cut in the area in the back facing Everett Street residences. Mr. Svalbe inquired about the noise from the salt machine and the lighting. Mr. Hunter replied that he will commit to comply with the required noise limits and will do his best to reduce the impact to the neighbors. He said he does not intend on lighting this year.

Mr. Byron said arranging a site walk with the applicant and the neighbors would be a good idea.

Richard Clancy, 4 Hill Street tenant, said he has not seen an increase in traffic in the past 15 years.

Mr. Weddleton said that a list of items to be stored outside with quantities should be provided as well as future tenants identified up front.

Mr. Hunt moved to continue the hearing to September 10, 2019 at 7:10 p.m. Mr. Searle seconded the motion. The motion carried unanimously.

Project: **King Philip Middle School/18 King Street**-Site Plan for parking expansion
Applicant: David Potter, Joe Weed/PARE Corporation, Edward Rowse/Architect, Larry Azure & Joe Zahner from King Philip Middle School

Mr. Byron called the public hearing to order at 9:12 p.m. for the King Philip Middle School at 18 King Street. Mr. Searle read the notice of hearing into the record.

Mr. Potter presented the proposed site plan for the expansion of an existing 20-foot-wide ring road to accommodate 23 new parking spaces, including designated Handicapped parking with new concrete sidewalk, and the relocation of several offices and classrooms within the existing structure. These changes increase the security of the building by mitigating the need for visitors to walk through the school past classrooms. Currently, the existing ring road is utilized as fire lane access and trash collection's access for an existing

dumpster located just north and beyond the proposed improvements limit of disturbance. Staff park in the grass along the building in a similar configuration to the plan set. The project proposes to widen the ring road to 24 feet up to the bus drop off loop to accommodate two-way traffic for the new parking stalls. The building footprint for the middle school will remain unchanged. The total additional impervious area to be constructed will consist of approximately 10,000 square feet. Stormwater runoff from the fire lane currently sheet flows over land directly to the sediment forebay and stormwater retention pond to the west of the school.

Jim Haggerty, 20 King Street, inquired about the snow storage location. Joe Zahner, Facilities Manager, pointed out the snow storage areas and said that they will continue to be good neighbors.

Christina Dervin, 24 King Street, inquired about the bus route and how it will be affected by the new parking spaces. Mr. Azure explained that anyone wishing to enter the visitor parking spaces will have to coordinate with the buses. Ms. Dervin also asked if there are any additional lights being added in the back. Mr. Rowse said they are just replacing the 6 existing wall mounted light fixtures with LED fixtures and no additional lights are being added.

Mr. Rowse presented and reviewed the photometric plan.

Mr. Hunt moved to close the hearing for the King Philip Middle School/18 King Street Site Plan for parking expansion. Mr. Searle seconded the motion. The motion carried unanimously.

Mr. Weddleton moved to approve the King Philip Middle School/18 King Street Site Plan for parking expansion subject to the submission of the proposed lighting for this area, provide 3 trees within 5 feet of parking lot and verify volume of earth material to be removed from the site. Mr. Searle seconded the motion. The motion carried unanimously.

New/Old Business

18 Union Street Commercial Building- Request for Temporary Occupancy for commercial building

Mr. DiPlacido explained that the final top coat of pavement is scheduled for August 16, 2019 and he has one tenant looking to move in on August 24, 2019, so he is requesting a temporary Certificate of Occupancy. He explained that the Norfolk Community Credit Union is looking to move in on August 24, 2019 and open to the public.

Mr. Weddleton moved to recommend that the Building Commissioner grant a temporary Certificate of Occupancy for 18 Union Street as of August 24, 2019. Mr. Searle seconded the motion. The motion carried unanimously.

18 Union Street Commercial Building- Request for Minor Site Plan Modification

Mr. DiPlacido requested a minor modification to install a high quality artificial turf, rather than hydro-seed/sod as shown on the approved site plan, which will eliminate the need for irrigation & fertilizer. He said that he is not able to install an irrigation well and not able to water a lawn

Mr. Hunt said that he is concerned that the Board would be setting a precedent on a site plan approval that wasn't mentioned or reviewed by the Design Review Board.

Mr. McCarthy supplied a sample of the artificial turf.

Mr. Weddleton moved to approve the modification to use the artificial turf for 18 Union Street as a minor modification. Mr. Searle seconded the motion. The motion carried, 3-1 (Mr. Hunt was opposed).

Mr. Weddleton moved to approve the use of the artificial turf as shown with the provided sample for 18 Union Street, with the condition that the Design Review Board have the opportunity to review and make a recommendation. Mr. Searle seconded the motion. The motion carried, 3-1 (Mr. Hunt was opposed).

Bristol Pond Estates-Discuss Completion of Subdivision

Elizabeth Maitland updated the Board on the progress of the completion of the subdivision. She explained that the metes and bounds are being installed and the guard rail should be installed this week. The open space landscaping has been agreed upon with the neighbors.

Jeff Kane said that hopefully the plantings are still on schedule for this fall. Ms. Maitland said the landscaping is still on schedule for this fall and the paving is still on schedule. She said the street lights have been ordered and paid for and waiting for installation. Ms. Maitland said the plantings on the individual lots will be worked out between the homeowner and the developer.

Sandy Knoll Estates/Silver Fox Rd-Request for Bond Reduction from \$60,500 to \$22,729.06

Mr. McCarthy said that the board is in receipt of a request from the developer, Bill Ronca, to reduce the existing bond for Silver Fox Road. He explained that BETA inspected the status of the roadway completion and provided a punch list of items to be completed.

Mr. Ronca said those items have been completed and will be providing an updated as-built plan soon.

Mr. McCarthy said this roadway is on the Fall Town Meeting warrant for acceptance.

Mr. Weddleton moved to reduce the bond for Silver Fox Road from \$60,500 to \$22,729.06. Mr. Hunt seconded the motion. The motion carried unanimously.

Norway Farms Open Space Preservation Development—Review & Approve Decision for Special Permit for Affordable Housing Development (Section H.3.c)

Ms. Maitland said the Covenant has been finalized and approved and will be recorded with the Special Permit.

Mr. Weddleton moved to approve the Special Permit Decision #2019-12 and Covenant for the Norway Farms Affordable Housing Development. Mr. Searle seconded the motion. The motion carried unanimously.

Stony Brook Wildlife Sanctuary/108 North Street-Discuss Electric Charging Station

Mr. McCarthy said that an electric charging station was installed at Stony Brook along the street, which happens to be a scenic road, in front of the stone wall and the Building Commissioner instructed them to speak to the Planning Board to see if site plan approval is needed.

Sue Pace from Horizon Solutions, a mechanical/electrical contractor working with Eversource on their Make Ready Electric Vehicle Charging Stations Program presented a sample of the charging station that was installed.

Mr. Byron said that this is an alteration to an existing site and should have had site plan review by the Planning Board. He said he would have preferred the charging station be located away from the road. Ms. Pace said that location was chosen in order to reduce the impact to the existing infrastructure. She also said that she has been involved in the installation of a hundred of these charging stations and has never been in front of a planning board and does not feel site plan approval is required. She said if they are required to file for site plan approval, she's like to know what regulation this falls under.

Mr. McCarthy said that this is awareness for the public because there will be other charging stations coming. He said he is frustrated because Eversource is the ruler in this area of these charging stations and is dictating the terms.

Ms. Pace said that Eversource is required by the Department of Public Utilities to install 4,000 charging stations within the next four years.

Mr. Byron said that he would like a few shrubs planted around the charging station to screen it from the street view.

Doug Williams, Stony Brook Director, said that he intends to paint and screen the charging station.

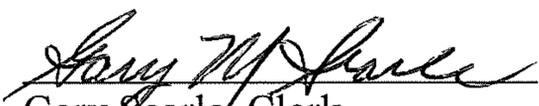
Meeting Schedule

The next meeting was scheduled for September 10, 2019.

Adjournment

Mr. Hunt moved to adjourn the meeting at 11:15 pm. Mr. Searle seconded the motion. The motion carried unanimously.

Respectfully submitted,


Gary Searle, Clerk