

# PLANNING BOARD

1 Liberty Lane  
Norfolk, MA 02056

## MEETING MINUTES

**Date of Meeting: Tuesday**, September 10, 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

**Associate Member:** Peter Svalbe

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

Mr. Byron called the Planning Board meeting to order at 7:10 pm and informed the audience that the meeting is being audio and video taped.

### Public Hearings

**Project: 32 Fredrickson Road Estate Lot Special Permit-Cont'd from 8/5/19**

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. Morse explained that he purchased the property at 32 Fredrickson Road two years ago. He said that he installed the driveway and well, obtained a septic system permit and was ready to file for a building permit when it was brought to his attention that he missed the deadline for renewing the Estate Lot Special Permit. He said that nothing has changed since the Estate Lot was approved in 2012.

Mr. Searle moved to close the hearing for 32 Fredrickson Road Estate Lot Special Permit. Mr. Hunt seconded the motion. The motion carried unanimously.

Mr. Searle moved to refund the application fee minus the cost of the legal advertisement. Mr. Svalbe seconded the motion. The motion carried unanimously.

Mr. Hunt moved to approve the 32 Fredrickson Road Estate Lot Special Permit Decision #2019-08. Mr. Searle seconded the motion. The motion carried unanimously.

**Project: 6 Hill Street** Site Plan, Special Permit for Outdoor Storage, Stormwater & Earth Removal Permits-continued from 8/5/19

Applicant: Nathaniel Hunter/Applicant, Ted Cannon/Attorney, Larry Tilton and Ted Lyzenga/Tilton Associates

Mr. Byron called the continued public hearing to order for 6 Hill Street Site Plan, Special Permit for Outdoor Storage, Stormwater & Earth Removal Permits at 7:20 pm.

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

Mr. Hunt moved to continue the hearing for 6 Hill Street Site Plan, Special Permit for Outdoor Storage, Stormwater & Earth Removal Permits to October 8, 2019 at 7:00 p.m. Mr. Searle seconded the motion. The motion carried unanimously.

### **New/Old Business**

**14 Sharon Ave/Norfolk Police & MECC** - Request for as-built acceptance & request for final occupancy

The Board would like a representative present at the next meeting to explain the departures from the approved site plan.

Mr. Weddleton moved to recommend that temporary occupancy be granted. Mr. Peck seconded the motion. The motion carried, 4-1 (Mr. Hunt abstained from the vote).

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

Elizabeth Maitland updated the Board on the progress of the completion of the subdivision. She said that the guard rail has been installed and the street trees are being planted this week. Ms. Maitland said that she is in receipt of an email from Mr. McCarthy that the 2.5" caliper of the street trees is less than the required 3" caliper. She said that the landscaper was upset because some of the residents were badgering him.

Mr. Byron asked Ms. Maitland to provide the bill of sale for the purchase of the street trees.

The street lights have been purchased and are waiting for Island Lighting to install them. Paving has been scheduled for October 17 & 18.

Brian Cataldo, 12 Bristol Pond Drive, said the tree caliper is smaller than regulations require and bounds are sticking up causing an issue when mowing lawn.

Mr. Weddleton said that the issue with the bounds will have to be corrected.

Ms. Maitland said that she has submitted a request for the release of Lot 12. Mr. McCarthy said that the work that has been done will have to be evaluated and a punch list of outstanding items created.

**Sandy Knoll Estates/Silver Fox Rd-Request for Bond Reduction from \$22,729.06 to \$6,879.69**

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

Mr. Hunt moved to reduce the bond for Silver Fox Road from \$22,729.06 to \$6,879.69. Mr. Peck seconded the motion. The motion carried unanimously

**Camger Coatings Systems Inc./360 Main Street-Pre-submission Presentation & Discussion**

Dan Ianuzzi explained that the zoning was changed on 360 Main Street to a C-3 zoning designation and presented a proposed site plan to construct a new commercial building on that lot next to the existing Camger building at 364 Main Street.

Stu Moncrieff, civil engineer at Howard Stein Hudson, explained that the proposed building is 100' x 250' and is set 150' from the residential district. He explained that there is site circulation all the way around the building and loading docks are proposed at opposite corners of the building. 50 parking spaces are proposed but are not needed based on the number of employees. The drainage system will consist of catch basins, pipes and subsurface systems. Some site adjustments will be made to stay away from the riverfront area.

Alex Pawlowski, SPEC Process Engineers, presented the proposed architectural plans and explained that the existing Camger building is running into code compliance as far as fire protection and containment. Most of the hazardous material processing will be moved into the new building. He explained that there is no town water available there, so a well is proposed with a 240,000 gallon storage tank for fire protection.

Mr. Byron asked the number of trailer trucks a day would be making deliveries. Mr. Ianuzzi replied 5-7 trucks a day to both buildings. There will still be some deliveries going to the existing building.

Mr. Hunt said that he would encourage them to move loading dock in the front of the building around to the side if possible and also suggested moving the parking from the front to the side of the building.

There was a discussion about the parking area in the front of the building and Mr. McCarthy explained that they will need a Special Permit from the ZBA if they move forward with the parking in the front.

The Board said they would like to see some windows in the front and maybe an awning or vestibule.

The team thanked the Board for their input and will redesign the site plan and make a formal submission.

**Norway Farms Open Space Preservation Development-Request for Release of Lot 1**

Mr. Weddleton moved to release Lot 1 of the Norway Farms Open Space Subdivision. Mr. Peck seconded the motion. The motion carried unanimously.

**Vote to release \$2,000 observation account funds for former 2006 Norfolk Credit Union/18 Union Street site plan project**

Mr. Searle moved to release \$2,000 observation account funds for former 2006 Norfolk Credit Union/18 Union Street site plan project. Mr. Peck seconded the motion. The motion carried unanimously.

**Review and approve decision for King Philip Middle School/18 King Street – Site Plan for parking expansion**

Mr. Hunt moved to approve the site plan decision for King Philip Middle School/18 King Street for parking expansion. Mr. Peck seconded the motion. The motion carried unanimously.

**16 Sharon Ave- Request for minor modification**

Rick Goodreau, United Consultants, explained that the site is under construction and the applicant is requesting a modification of the approved site plan to allow the installation a small retaining wall in the front of the building to provide handicap ramp access to the building from the parking area. He said that the Town's review consultant has reviewed the wall and railing details and elevations.

Mr. Goodreau said building is moving along nicely and he anticipates that he will have an interim as-built completed for the next meeting to request a temporary occupancy.

Mr. Weddleton moved to declare the requested modification as a minor modification. Mr. Hunt seconded the motion. The motion carried unanimously.

Mr. Hunt moved to allow the installation of a small retaining wall in the front of the building to provide handicap ramp access to the building from the parking area. Mr. Weddleton seconded the motion. The motion carried unanimously.

**Discuss Lakeland Hills/144 Seekonk Street 40B Project**

Mr. McCarthy explained that this 96 unit 40B project is currently under review by the ZBA and there is an opportunity for the Planning Board to comment on the project.

Mr. Weddleton commented that it will be physically impossible to fit that many units on the site with the required stormwater systems, wastewater system and environmentally sensitive areas.

Mr. Byron said the Board should draft a letter to the ZBA with comments.

Lorraine Sweeney, 14 Stop River Road, said that she is concerned that dead end shown on the plan in the northeast corner that abuts a lot on Old Cart Path will be used for a second means of egress. She also expressed concern that proposed septic system for the project will affect the abutting bedrock wells.

**Discuss anticipated Zoning Bylaw amendments for Fall Town Meeting – Site Plan Approval Modifications & Zone II for Holbrook Street Well**

Mr. McCarthy explained that he has proposed a Town Meeting warrant article to update the zoning map to delineate the Holbrook Street well (which is going through the permitting process with DEP) in the boundaries of the Water Supply Protection District (Zone II). Mr. Byron asked what this means for the existing residences in that area. Mr. McCarthy explained that this relates to septic systems for new construction and a lot would require 10,000 square feet per bedroom. For example, a proposed 3 bedroom home would require a lot size of 30,000 square feet. An existing home would be grandfathered for the number of bedrooms that already exist and the 10,000 square feet per bedroom would only come into play if they were looking to increase the design flow of their septic system.

Mr. Byron commented that there will need to be an explanation of this available for Town Meeting.

Mr. Searle moved to recommend that the Town adopt the Zone II for the Holbrook Street well. Mr. Hunt seconded the motion. The motion carried unanimously.

Mr. McCarthy presented draft language to amend Zoning Bylaw F.11 SITE PLAN APPROVAL. Mr. Hunt commented that the F.11 review process should stay with the Building Commissioner and not be assigned to the Planning Board. Mr. McCarthy said he will revise the draft article to be reviewed at the meeting on 9/23/19.

The Board scheduled a meeting on September 23, 2019 at 7:00 pm to review the language and send out the recommendation for the Fall Town Meeting zoning articles. A public hearing will be scheduled for some time in October.

### **Approval of Meeting Minutes**

Mr. Searle moved to approve the meeting minutes of 6/4/19, 6/11/19, 7/9/19 & 8/5/19. Mr. Weddleton seconded the motion. The motion carried unanimously.

### **Meeting Schedule**

A special meeting was scheduled for September 23, 2019 to review the language for the Fall Town Meeting zoning bylaw amendments. The next regular meeting was scheduled for October 8, 2019.

### **Adjournment**

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

Respectfully submitted,

  
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Gary Searle, Clerk