

# PLANNING BOARD

1 Liberty Lane  
Norfolk, MA 02056

## MEETING MINUTES

**Date of Meeting:** Tuesday, October 8, 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., Phil Paradis/BETA Group, Josh Fiala/MAPC

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:** 6 Hill Street Site Plan, Special Permit for Outdoor Storage, Stormwater & Earth Removal Permits-continued from 9/10/19

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

Mr. Svalbe recused himself from the discussion as a Board member as he is an abutter to the project.

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 7:00 pm.

Mr. Lyzenga presented the revised site plan based upon Board and peer review comments from the 9/10/19 meeting. Mr. Lyzenga presented a schematic for the storage of equipment and commercial vehicle parking. Mr. Weddleton inquired about the square footage of outdoor storage. Mr. Cannon replied that they don't have that calculation handy. Mr. Hunter said the proposed storage plan includes room for the equipment he currently has, room for future growth and one tenant. Mr. Weddleton said the site plan application didn't account for rental capacity. Mr. Cannon said the site plan is for the use of the site, limited to a specific number of people and a limited number of equipment. Mr. Weddleton asked if some of the equipment can be stored inside the building. Mr. Weddleton requested a copy of the state employment form WR-1 for the March and June quarters to reinforce the number of employees that are with the company. Mr. Byron said that the description of the general

operations did not include the operation of another business in the building and requested that information be submitted.

Mr. Paradis outlined his October 7, 2019 peer review memo. Mr. Paradis commented that the well at the front of the property should be abandoned and connect to town water service when it becomes available.

Mr. Byron opened up the hearing for public comment:

Elizabeth Whitney, 26 Valley Street, said she supports residential development of “Pondville Proper”.

Sean McGrath, 57 Everett St, said that commercial development would have an impact on the residential neighborhood and further impact studies for noise and pollution should be done.

Tom Martin, 42 Everett St, requested that the applicant provide information on what maintenance repairs are being done inside the building and is a garage repair permit required to do this work on site. Mr. Hunter replied that regular vehicle maintenance, such as oil changes and tire pressure checks are done inside the building. Mr. Byron said that the Board will check on that, but doesn’t believe a garage repair permit is needed to work on his own vehicles.

Jennifer Svalbe, 58 Everett St, said that her concerns are around well water, stormwater and drainage. She explained that almost all the residents on Everett, Pine and Hill Streets are on well water and how they are going to be affected needs to be looked at. She questioned about the salt storage bins and the potential impact to nearby wells.

Rick Smith, 55 Everett St, said his concerns are regarding the size of the equipment and hours of operations.

Bonnie McLaughlin, 9 Hill St, said that she is concerned about the noise.

Al Quaglieri, 7 Hill Street, asked how many parking spaces are for the interior of the building. Mr. Lyzenga replied that there are 25 parking spaces as required for office space and warehouse.

Peter Svalbe, 58 Everett St, asked how many vehicles and pieces are equipment are proposed for the outdoor storage. Mr. Byron said that the applicant will need to seek a Special Permit from the ZBA for the storage of more than 3 commercial vehicles. Mr. Svalbe said the storage of this many vehicles will be impactful to the neighborhood.

Johnnie Forester, 33 Everett Street, said that he is concerned about traffic flow, traffic patterns and delivery of materials to the site.

Mr. Hunt moved to continue the hearing for 6 Hill Street Site Plan, Special Permit for Outdoor Storage, Stormwater & Earth Removal Permits to November 12, 2019 at 7:00 p.m. Mr. Searle seconded the motion. The motion carried unanimously.

**Project: Meetinghouse Road- Site Plan Review for Large Scale Ground Mounted Solar Array**  
Applicant: NextGrid, Inc.

Mr. Byron called the public hearing to order at 8:40 pm for the Meetinghouse Road Ground Mounted Solar Array Site Plan. Mr. Searle read the Notice of Hearing into the public record.

Daniel Serber, Development Director for NextGrid, Inc., said that they were approached by the condominium association for a lease opportunity to install ground mounted solar facility in the condo area. It is proposed to install one acre of solar panels that will be fenced and screened with a gravel access drive.

Nathan Collins, CLC Design, presented the site plan.

Ray Cisneros, 33 Meetinghouse Rd and Chairman of the Board of Trustees for the condominium, asked if the gravel access drive could come in behind the wastewater treatment plant building.

Chris Baker, 38 Union St, said his biggest concern is the drainage from the site as he downhill from the project site. The Board will have an engineering peer review done for the drainage system.

Barbara Carter, 36 Union Street, asked how her view will change after the trees are cleared and said she is concerned that she may see some solar panels or glare from the panels.

Mr. Serber said there will be no glare because the panels are designed to absorb light. He said there should be no visual impact to the Union Street abutters because there is a minimum of a 50' vegetative buffer.

Mr. Weddleton requested that the area of disturbance be staked out.

Chris Moore, 30 Union St, said that he is concerned about the visual impact from his property.

Mr. Cisneros said that this project was discussed at the annual condo board meeting and the board of trustees voted to move forward with the project.

Mr. Hunt moved to continue the hearing for the Meetinghouse Road Solar Project Site Plan to November 12, 2019 at 7:15 p.m. Mr. Weddleton seconded the motion. The motion carried unanimously.

## **New/Old Business**

### **Bristol Pond Estates-Discuss Completion of Subdivision & Request to Release Lot 12**

Elizabeth Maitland updated the Board on the progress of the completion of the subdivision and requested the release of Lot 12.

Ms. Maitland explained that practically everything is finished and final paving is still on schedule for October 17 & 18.

Mr. Weddleton moved to release Lot 12 Bristol Pond Drive. Mr. Searle seconded the motion. The motion carried unanimously.

Brian Cataldo, 12 Bristol Pond Drive, asked about the issue of the tree caliper requirement not being met. Mr.

Byron explained that the applicant has requested a waiver from the Planning Board requirements for the tree caliper and that hearing will be scheduled for November 12, 2019.

Charlie Iaconno, 10 Bristol Pond Drive, requested that the DPW look at the condition of the roadway to determine the integrity of the road prior to paving.

Jen Wolff, 7 Bristol Pond Drive, asked if there have been inspections on what has been completed to date. Mr. Byron replied that the DPW has been inspecting.

#### **16 Sharon Ave- Request for Temporary Occupancy**

Rick Goodreau, United Consultants, provided an interim as-built plan and explained that everything has been completed except for some signage and a section of fencing.

Mr. Searle moved to recommend that temporary occupancy be granted for 60 days to 16 Sharon Avenue. Mr. Hunt seconded the motion. The motion carried unanimously.

#### **Keeney Pond Rd-Request for bond reduction from \$232,000 to \$182,356**

Mr. Weddleton recused himself from the discussion as a Board member.

The Board is in receipt of a Cost to Complete from the DPW Director in the amount of \$182,356.

Mr. Hunt moved to reduce the current bond in the amount of \$232,000 to a new amount of \$182,356. Mr. Peck seconded the motion. The motion carried unanimously.

#### **Norway Farms Open Space Subdivision-Request for Release of Lots 13 & 14**

Mr. Weddleton moved to release Lots 13 & 14 of the Norway Farms Subdivision. Mr. Peck seconded the motion. The motion carried unanimously.

Mr. Hunt requested that the developer provide an update on the subdivision.

#### **Discuss anticipated Zoning Bylaw amendments for Fall Town Meeting – B-1 Zoning District**

Mr. McCarthy explained that he has drafted and distributed to the Board proposed revisions to the anticipated Zoning Bylaw amendments for the B-1 Zoning District for the Fall Special Town Meeting.

A lengthy discussion ensued regarding the proposed amendments to the Zoning Bylaws for the B-1 Zoning District.

The public hearing for the proposed Zoning Bylaw amendments for the Fall Special Town Meeting has been scheduled for October 28, 2018.

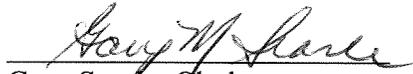
#### **Meeting Schedule**

The next regular meetings were scheduled for October 28, 2019 and November 12, 2019.

**Adjournment**

Mr. Hunt moved to adjourn the meeting at 11:55 pm. Mr. Searle seconded the motion. The motion carried unanimously.

Respectfully submitted,

  
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Gary Searle, Clerk