

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, November 12, 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 7:00 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 10/80/19

The Board is in receipt of a request for a continuance of the hearing to the next Planning Board meeting.

Mr. Hunt moved to continue to 12/10/19 at 7:00 pm. 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.- continued from 10/8/19

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

Mr. Hunt moved to continue the hearing for the Meetinghouse Road Solar Project Site Plan to December 10, 2019 at 7:15 p.m. Mr. Peck seconded the motion.

Chris Baker, 38 Union Street resident and Registered Professional Engineer, said that he did his own review of the site plan and stormwater calculations and will send the information to the Board. Mr. Byron said that the Board is waiting for the peer review from BETA Group.

The motion carried unanimously.

Bristol Pond Estates Subdivision – Request for waiver for street tree size & request for subdivision modification to not install wood chip trail

Mr. Byron called the hearing to order for the Bristol Pond Estates request for subdivision modification at 7:40 p.m. Mr. Searle read the Notice of Hearing into the public record.

The Board is in receipt of a request for a continuance of the hearing to the January, 2020 meeting.

Mr. Hunt moved to continue the hearing for the Bristol Pond Estates request for subdivision modification to January 14, 2020 at 7:00 p.m. Mr. Searle seconded the motion. The motion carried unanimously.

15 Lincoln Road- Site Plan Review for Large Scale Ground Mounted Solar Array

Mr. Byron called the hearing to order for the 15 Lincoln Road Site Plan Review for Large Scale Ground Mounted Solar Array at 7:45 p.m. Mr. Searle read the Notice of Hearing into the public record.

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

Mr. Hunt moved to continue the hearing for the 15 Lincoln Road Site Plan Review for Large Scale Ground Mounted Solar Array to December 10, 2019 at 7:30 p.m. Mr. Searle seconded the motion.

Discussion on the motion: Mr. McCarthy explained that there is a significant amount of back taxes owed on the property, so there have been discussions with NextGrid that the approval will include a condition that the back taxes will have to be paid at the time of conveyance of ownership.

Mr. Weddleton explained that there is also a court order that the contamination on the site has to be cleaned up and approved by the DEP.

The motion carried unanimously.

New/Old Business

5 (Lot 22) Shire Drive – Request for site plan modification & waiver to allow a driveway within the existing access easement

Charlie Shepherd/CDW Consultants explained that on behalf of RayCon Construction they are requesting a minor modification to the approved site plan for 5 (Lot 22) Shire Drive. He explained the changes include a revision to the existing 50' wide access easement shown on the lot. A new 27' wide access easement will be created that begins on the northern edge of the existing easement and extends south for the width of 27 feet. The total 50' width of the existing easement will remain a utility easement. To accommodate the new access and utility easement location, minor modifications were done to the layout plan. The proposed entrance was shifted approximately 2.5 feet to the south to align with the edge of the new access easement. The outside storage area was also revised to show 2 separate areas with 6 foot high vinyl fences around both. This provides full and unimpeded access from Shire Drive to the rear of the lot. The parking spaces on the southeast side of the lot were also shifted 7' towards the lot line to remove any parking obstructions from the access easement. The parking shift did not affect the proposed utilities entering the new building.

Mr. Shepherd also explained that the owner, Sam Haddard, is also requesting a waiver from the subdivision regulations to allow a driveway within an access and maintenance easement (4.9).

The Board agreed that prior to approval of the modification request, the 2" sewer line within the utility easement needs to be located and plotted on an as-built plan and approval obtained from the other property owners within the subdivision.

Camger Coatings Systems/360 Main Street – Pre-submission site plan review

Dan Ianuzzi explained that the conceptual site plan for a new commercial building at 360 Main Street was revised based upon comments received from the Board at the meeting in September. He explained the parking that was previously proposed in the front has been relocated to the side of the building. He noted that he took into consideration the Board's concern about the loading dock in the front and tried to screen it as much as possible as he was not able to relocate the loading dock to another area due to the setback requirements to the wetland buffer and the residential district.

Mr. Hunt said that the plan is heading in the right direction and expressed concern about the location of the loading dock, but appreciates the effort to screen it.

Stu Moncrieff, Howard Stein Hudson, explained that the area in front of the loading dock between the street and the building will be landscaped which will provide additional screening.

18 King Street/KPMS-Request for site plan modification for driveway width

Larry Azur, KPMS Director of Finance and Operations, and Joe Zahner, Facilities Manager, explained that the King Philip received pricing for the site improvements based upon the approved plans and the requirement to increase the road to 24 feet has become a major budget constraint. He explained that by leaving it 20 feet wide, it would only be one way travel, rather than two way, and motorists would have exit around the back of the school.

The Board was amenable to this modification and will await a revised plan for a formal vote prior to endorsement.

16 (Lot 11) Sharon Ave/Socci-Review final as-built for permanent occupancy & request for site plan modifications

Mike Socci, A & A Socci, outline the departures from the approved site plan which includes the rear parking area travel width reduced to 23.1', left side parking spaces reduced to 6 spaces, front parking spaces by street 8.4' wide, an irrigation well was permitted by the Board of Health and installed, plantings were relocated, types of plants changed and caliper reduced to 2 1/2", walkway on the north side of the building was relocated, plantings on the north side of the building were relocated, a flag pole and granite base were installed, and drainage pipe inverts were revised and shown on the as-built plan.

Mr. Weddleton moved to accept these changes as minor modifications to the site plan. Mr. Searle seconded the motion. The motion carried unanimously.

Mr. Weddleton moved to recommend that permanent occupancy for 16 Sharon Avenue be granted. Mr. Hunt seconded the motion. The motion carried unanimously.

18 Sharon Ave-Discuss proposal/plan to install a steel erection training tower in the storage yard to be used 3-4 times per year to train new ironworkers in the safe practices of steel erection.

Mr. Socci said that he is requesting approval to install a steel erection training tower in the storage yard at the back of the building to be used 3-4 times per year to train new ironworkers in the safe practices of steel erection. There will just be a stockpile of steel stored when not erected.

The Board agreed this is a great idea and no approval is needed from the Board. They suggested Mr. Socci talk to the Building Inspector about the foundation and set back requirements.

Oak Knoll Estates/Old Cart Path-Request curbing modification from sloped granite to monolithic berm

Todd Rowean said that he corrected the issue with the rock outcropping at the entrance of the subdivision. Mr. McCarthy said that the abutter, Bob Paske, was satisfied with the work.

Mr. Seale moved to approve the curbing modification from sloped granite to monolithic berm. Mr. Weddleton seconded the motion. The motion carried unanimously.

Mill River Estates/Ariana Lane- Request curbing modification from granite to monolithic berm & request to swap plantings on 4 Ariana Lane for more appropriate turtle habitat

The Board agreed to discuss this request at the next meeting and asked Mr. McCarthy to notify the residents that live in the subdivision about the meeting.

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

Mr. McCarthy said that additional feedback was received from residents that live in the B-1 Zoning District after the public hearing raising concerns about the proposed amendments and recommends that the Board vote to indefinitely postpone the articles for further study and resubmit them to a future town meeting.

Martha Henry, 33 Boardman Street, said that it would be great to publicize the B-1 Zoning meetings better and find a way for people to become more involved.

Mr. Searle moved to recommend indefinite postponement of the B-1 Zoning articles (Warrant Articles 1-6) at the Fall Town Meeting. Mr. Peck seconded the motion. The motion carried, 4-0 (Mr. Weddleton recused himself from the discussion).

Wrights Farm Road bond reduction-Request for reduction of 3 bonds totaling \$172,219 to \$121,764

Mr. Weddleton recused himself as he is the developer and Mr. Peck recused himself as he is an abutter.

Mr. Searle moved reduce the bond for Wrights Farm Road, Station 0+00 to Station 8+50, from \$105,820 to \$0.00, the bond for Wrights Farm Road, Station 8+50 to Station 13+00, from \$49,313.00 to \$0.00, and the bond

for Wrights Farm Road, Station 13+00 to Station 15+64.32, from \$17,086.00 to \$0.00. Mr. Hunt seconded the motion. The motion carried unanimously.

Mr. Hunt moved to establish a new bond for Wrights Farm Road, Station 0+00 to Station 15+64.32, in the amount of \$121,764.00. Mr. Searle seconded. The motion carried, 3-0.

Meeting Minutes

Mr. Searle moved to approve the 9/10/19, 9/23/19 & 10/8/19 minutes. Mr. Hunt seconded the motion. The motion carried unanimously.

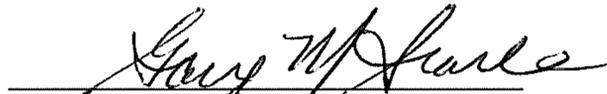
Meeting Schedule

The next regular meetings were scheduled for December 10, 2019.

Adjournment

Mr. Hunt moved to adjourn the meeting at 9:45 pm. Mr. Searle seconded the motion. The motion carried unanimously.

Respectfully submitted,



Gary Searle, Clerk