

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, January 14, 2020

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, Amy Brady/Admin. 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: Bristol Pond Estates – Request for waiver for street tree size & request for modification to not install wood chip trail-Cont'd from 11/12/19

Mr. Byron called the continued hearing to order at 7:05 p.m.

Elizabeth Maitland explained that it was determined after the street trees were installed at Bristol Pond Estates, that the trees were 2-2.5" caliper, where 3" caliper is required by the Norfolk Planning Board regulations. The landscaper indicated in a note that the 2-2.5" caliper trees were all that was available and 3" caliper trees would have taken at least a year to obtain. Ms. Maitland requested that the Board allow this modification because the Planning Board has generally allowed this tree size modification. Ms. Maitland provided photographs of other subdivisions that used 2-2.5" caliper trees. Ms. Maitland read into the record a few paragraphs from an article written by Doris Taylor, Plant Manager at The Morton Arboretum in Lisle, Illinois, which explained that a smaller, younger tree will be more resilient and more vigorous.

Charlie Iaconno, 18 Bristol Pond Drive, said that street lights have not been installed and additional plantings are due on some of the lots. Mr. Iaconno asked the Board to hold the developer accountable to what he is contractually required to do.

Mr. Byron said he was surprised to hear that the street lights have not been installed and asked Ms. Maitland for an update. Ms. Maitland explained that the street lights have been paid for and if the company that was

supposed to install them does not do it in the spring, he will make arrangements to have someone else install them.

Mr. Weddleton said that there were two “no cut” areas shown on the approved subdivision plan that were cleared by the developer and there still needs to be mitigation in those areas because it provides privacy for the residents. Ms. Maitland said the builders of those homes cleared the “no cut” areas.

Mr. Weddleton moved to grant the waiver to allow the 2-2.5” caliper street trees, rather than the required 3” caliper trees. Mr. Searle seconded the motion. The motion carried, 3-2 (Mr. Hunt & Mr. Peck were opposed).

Mr. Weddleton moved to grant the modification to the Bristol Pond Estates Definitive Subdivision to not require the developer to install the wood chip trail on Audubon property. Mr. Searle seconded the motion. The motion carried, 4-1 (Mr. Hunt was opposed).

Project: 7 Philips Way Site Plan, Special Permit, Stormwater Management and Earth Removal Permits
Applicant: Jim Susi/United Consultants

Mr. Byron called the hearing to order at 7:42 pm for the 7 Philips Way Site Plan, Special Permit, Stormwater Management and Earth Removal Permits. Mr. Searle read the Notice of Hearing into the public record.

Mr. Susi presented the site plan for the proposed construction of a 7,200 square foot commercial building to be occupied by Sports Turf Specialties of Wrentham. The primary business is the construction and maintenance of high quality sports fields and falls within the parameter of Landscape Services of the zoning bylaws. Materials to be stockpiled in the rear of the property are sand, loam, rice stone, root zone mix and infield mix. All materials are natural soil and aggregate materials and there will be no storage of synthetic materials on the site. Storage inside the building shall include small tractor mowers, small power tools, seed, bagged clay, bagged soil conditioner and other miscellaneous landscaping tools. A typical day at the site would involve employees arriving around 6:00 am and leaving by 6:30 am and crews arrive back between 4:30 pm and 6:00 pm. Based upon a typical day, 10-20 vehicle trips per day are anticipated and are mostly on off peak hours.

Mr. Susi said they are before the Zoning Board of Appeals tomorrow night.

Mr. Weddleton asked if the section of roadway they are extending will become part of the town accepted road. Mr. McCarthy said they would need to discuss this with the DPW.

Mr. Susi said he is in receipt of BETA’s peer review memo and is working on a response. He also reviewed the list of waivers with the Board. Mr. Paradis commented that they need to request a waiver to have a dead end road off the cul de sac with no turn around.

Mr. Hunt moved to continue the hearing for 7 Philips Way to February 11, 2020 at 7:15 pm. 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 12/10/19
Applicant: Nat Hunter, Ted Cannon, Ted Lyzenga & Larry Tilton/Tilton Associates

Mr. Byron called the continued public hearing to order at 8:07 pm. Peter Svalbe recused himself from the hearing and sat in the audience.

Mr. Cannon explained that an updated ANR plan has been submitted to clear up the Assessor's records and that plan was displayed. Mr. Cannon showed the outline of the residential lot, as well as the commercial lot and explained that both of those lots have sufficient frontage.

Mr. Lyzenga outlined the list of requested waivers and explained that one more waiver will be added to the cover sheet.

Mr. Weddleton said that this project warrants having an impact study done because of the residences that are in close proximity to the commercial site. Mr. Byron agreed with this statement.

Mr. Cannon explained that a waiver is requested to not require screening to the abutting residential property located at 4 Hill Street and is owned by the applicant. There is an existing 6' chain link fence that straddles both properties and excellent screening already exists between the house and the commercial building.

Mr. Byron opened the hearing up for comments from the audience.

Bonnie McLaughlin, 9 Hill Street, who represents a group of concerned citizens of the Pondville community, which submitted a letter to the Planning Board with outstanding comments and concerns about the project and read that letter into the record.

Jennifer Svalbe, 58 Everett Street, also speaking on behalf of the abutters and neighborhood residents. The group requested conditions be included in writing on any approval that may be granted to the applicant. The business is more conducive to contractor's headquarters, rather than commercial services and should be required to follow the by-law to store his commercial vehicles inside and put some limits on the storage. Storage areas should be separately screened. The group requested that the Board not allow activity to relate to truck loading, salt transfer or outdoor equipment to occur overnight and to limit the number of tenants and type of tenants that can operate and keep tenant vehicles within the parameters of the vehicle storage requirements. Ms. Svalbe requested that the size of the asphalt expansion at the rear of the property be reduced in order to preserve a natural tree and sound buffer. It was requested that a noise and pollution study be done in accordance with DEP.

Elizabeth Whitney, 26 Valley Street, said the group supports commercial business in the town but not in an established residential neighborhood. Ms. Whitney said the list of conditions the group presented is very important.

Tom Martin, 42 Everett Street, commented that the storage bins are oversized. Mr. Byron said the bins were designed so that the loading of vehicles can occur within the bin as opposed to outside in order to minimize the noise and lights.

Peter Svalbe, 58 Everett Street, requested that a tree buffer remain in the back of the property for the residents of Everett Street. Mr. Svalbe inquired if the minimum landscaping requirements are being complied with. Mr. Byron said the Board will verify that.

Mr. Hunt moved to recommend that the applicant pursue an impact and traffic study to present to the Board. Mr. Weddleton seconded the motion. The motion carried unanimously.

Mr. Hunt moved to continue the hearing to 3/10/2020 at 7:15 pm. Mr. Peck seconded the motion. The motion carried unanimously.

Project: 15 Lincoln Road- Stormwater Management Permit (initial hearing) and Site Plan Review for Large Scale Ground Mounted Solar Array-Continued from 12/10/19

Mr. Byron called the initial hearing to order for the 15 Lincoln Road Stormwater Management Permit and the continued hearing for the Site Plan Review for Large Scale Ground Mounted Solar Array at 9:25 p.m.

Mr. Searle read the notice of hearing for the 15 Lincoln Road Stormwater Management Permit into the public record.

The Board is in receipt of a request from the applicant for a continuance of the hearings.

Mr. Hunt moved to continue the hearing for the 15 Lincoln Road Site Plan and Stormwater Management Permit to February 11, 2020 at 7:30 pm. Mr. Searle seconded the motion. The motion carried unanimously.

Project: Meetinghouse Road- Stormwater Management Permit (initial hearing) and Site Plan Review for Large Scale Ground Mounted Solar Array- continued from 12/10/19

Applicant: NextGrid, Inc.

Mr. Byron called the initial hearing to order for the Meetinghouse Road Stormwater Management Permit and the continued hearing for the Site Plan Review for Large Scale Ground Mounted Solar Array at 9:30 p.m.

Mr. Searle read the notice of hearing for the Meetinghouse Road Stormwater Management Permit into the public record.

Nate Collins, CLC Design, presented the revised site plan for the proposed solar project off Meetinghouse Road, adjacent to the Norfolk Commons condominium complex. Mr. Collins explained the revisions that were made to the plan since the last hearing on December 10, 2019. He explained that the size and depth of the detention basin has been modified based upon soil testing that was done. He said they will be filing with the Conservation Commission because the old detention pond was never maintained and turned into a wetland.

Mr. Paradis said that he has not yet done an in depth review of the calculations, but provided some comments on his preliminary review of the calculations.

Barbara Carter, 36 Union Street, asked for clarification on the fence and tree line. She said she did an experiment that confirmed that she can see up the hill to the proposed project and asked what they can do to mitigate that. Mr. Collins said that the black chain link fence should mask that and the applicant agreed to add evergreens if needed. Mr. Byron said that they can make that a condition of approval.

John Carter, 36 Union Street, said that he is concerned about the detention pond up the hill from his house.

Mr. Hunt moved to continue the hearing for the Meetinghouse Road Solar Project Site Plan to February 11, 2020 at 7:45 p.m. Mr. Peck seconded the motion. The motion carried unanimously.

New/Old Business

Request to re-name Philips Way to Shire Drive (Shire Ind. Park)

Mr. McCarthy explained that he did not do a deep historical dive as to why Philips Way was named that way as it is an extension of Shire Drive. He said there is no longer an option for a connection to Route 115 and it was requested by the applicant of 5 Philips Way to re-name the street as people have difficulty locating it. The Fire Chief has no issue with the change.

Mr. Weddleton moved to recommend to the Select Board that Philips Way be re-named to Shire Drive. Mr. Searle seconded the motion. The motion carried unanimously.

201 Main Street-Informal Presentation on Proposed Development

Peter Chipman presented a preliminary plan for a proposed site plan for his property at 201 Main Street and asked for feedback from the Board. He explained that the proposed development consists of 2-2-story buildings that are situated along the street scape that are each 42'x55' in size, for a total of 4,620 square feet of commercial space with a porch overhang in front of each building. It is proposed to have 2 apartments above each of the buildings. It is also proposed to construct 3- single story, ranch style, dwellings behind the front buildings that are approximately 1,400 to 1,500 square feet in size. Mr. Chipman explained that the residential component cannot exceed 65% of the total square footage of the development. The stormwater drainage is proposed to be handled by the town drainage system and sewage disposal will be handled by an on-site sewage disposal system. The property is currently one large lot to be subdivided into 2 conforming lots that meet current zoning requirements for the B-1 zoning district. The project would initially be developed as a single lot. The second lot would not be developed until the first lot is successfully developed and then the two lots would have a shared driveway with a cross easement.

Mr. Byron asked Mr. Chipman if the Board has permission to walk the property and Mr. Chipman agreed to the request. Mr. Byron said he feels the project would be favorably received by the Planning Board.

Mr. Hunt commented that he feels this is a good project based upon the current zoning requirements but feels the low density on this site is a missed opportunity for the town and he is a proponent of proposed zoning changes that would allow higher density. Mr. Hunt said that it is also unfortunate that the developer has not proposed affordable housing. He said that this is one of 4 sites in town that would invite multi-unit development.

Norway Farms Subdivision-Request for Bond Reduction

Mr. Byron explained that the Board is in receipt of a request for a bond reduction for Norway Farms Subdivision from \$290,391 to \$221,631 and TetraTech has provided an updated cost to complete.

Rob Cain said that he has asked TetraTech to revisit the estimate for the Cape Cod berm and the re-handled top soil as those items have been substantially increased from the last cost to complete.

The Board agreed to ask the DPW to provide an updated cost to complete and will continue the discussion at the next meeting.

Wright's Farm Road/The Preserve at Keeney Pond Subdivision-Request for Curbing Modification

Mr. Peck and Mr. Weddleton recused themselves as Planning Board members from the discussion.

The Board is on receipt of a request from the DPW to change the approved sloped granite curbing on Wright's Farm Road to a monolithic asphalt berm application.

Mr. McCarthy said that Wright's Farm Road residents should be notified of the request prior to a vote by the Board.

The Board agreed to notify the residents and continue the discussion at the next meeting.

Meeting Minutes

Mr. Searle moved to approve the 12/10/19 minutes. Mr. Hunt seconded the motion. The motion carried unanimously.

Town Planner Updates

Mr. McCarthy said that the B-1 Zoning Committee met on January 6, 2020 to re-evaluate the proposed changes to the zoning bylaws and as a result decided to hold off on the proposed B-1 zoning amendments until the May Town Meeting.

Meeting Schedule

The next regular meeting was scheduled for February 11, 2020.

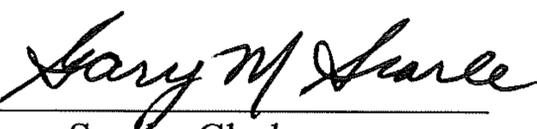
Site Walks-6 Hill Street & 201 Main Street

Mr. Byron asked Mr. McCarthy to schedule a time for the Board to conduct a site walk at 6 Hill Street and 201 Main Street.

Adjournment

Mr. Hunt moved to adjourn the meeting at 10:55 pm. Mr. Weddleton seconded the motion. The motion carried unanimously.

Respectfully submitted,



Gary Searle, Clerk