

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, February 11, 2020

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Walter Byron

Vice-chairman: John Weddleton (absent)

Clerk: Gary Searle

Members: Erin Hunt, Chad Peck

Associate Member: Peter Svalbe (absent)

Others: Rich McCarthy/Town Planner, Betsy Fijol/Executive Assistant

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.

Project: 360 Main Street/Camger Coatings Site Plan, Stormwater Management & Earth Removal Permits-Initial Hearing

Appliant: Dan Iannuzzi, Stu Moncrieff/Howard Stein Hudson, Alex Pawlowski/SPEC Process Engineering & Construction, Inc.

Mr. Byron called the public hearing to order for 360 Main Street/Camger Coatings Site Plan, Stormwater Management & Earth Removal Permits at 7:00 pm. Mr. Searle read the Notice of Hearing into the public record.

Mr. Moncrieff presented the site plan for the proposed construction of a new 20,000 square foot industrial building with associated parking, landscaping, lighting, and underground utilities. Mr. Moncrieff outlined the requested waivers, which include waivers for the curbing, sidewalk, pipe type and explained that they will be applying for a Special Permit to allow the loading space in the front of the building. He said that he is in receipt of BETA's peer review comments and those comments will be addressed and the plans revised accordingly for review at the next meeting.

Mr. Pawlowski presented the architectural renderings for the proposed building, which mimics a barn type structure in keeping with the area.

Mr. Hunt commented that the façade facing the street is large and recommended that it be broken up in some fashion if possible.

Mr. Searle asked how often the loading dock will be used. Mr. Pawlowski said that they are not increasing production, but are shifting from the existing facility to the new. Mr. Moncrieff said there are approximately 10 trucks a day entering and exiting the site.

Mr. Byron commented to make sure the signage complies with zoning.

Steve O'Toole and Nancy Longobardi said that they support the project.

Mr. Searle moved to continue the hearing to 3/10/20 at 7:45 pm. Mr. Peck seconded the motion. The motion carried unanimously.

Project: 7 Philips Way (now known as 19 Shire Drive) Site Plan, Special Permit, Stormwater Management and Earth Removal Permits-Continued from 1/14/20

Applicant: Jim Susi/United Consultants

Mr. Byron called the continued hearing to order at 7:28 pm for the 7 Philips Way/19 Shire Drive Site Plan, Special Permit, Stormwater Management and Earth Removal Permits.

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

Mr. Hunt moved to continue the hearing for 7 Philips Way/19 Shire Drive to 3/10/20 @ 7:30 pm. Mr. Searle seconded the motion. The motion carried unanimously.

Project: 15 Lincoln Road- Stormwater Management Permit and Site Plan Review for Large Scale Ground Mounted Solar Array-Continued from 1/14/20

Applicant: Nextgrid, Inc.

Mr. Byron called the continued hearing to order for the 15 Lincoln Road Stormwater Management Permit and Site Plan Review for Large Scale Ground Mounted Solar Array at 7:30 p.m.

Daniel Serber, Director of Development for Nexgrid, said that all outstanding issues have been addressed and requested that the hearing be closed and receive approval subject to the condition that the site contamination is cleaned up and payment of outstanding taxes.

Brian Yergatian, BSC Group, presented the revised site plan for the 1 megawatt ground mounted solar array project at 15 Lincoln Road and said that all outstanding issues have been addressed.

The Board reviewed the draft site plan and stormwater management decisions. Mr. Searle moved to approve the Site Plan Decision and Stormwater Management Permit for the Lincoln Road Solar Project contingent upon final review and approval by BETA and the Conservation Commission. Mr. Peck seconded the motion. The motion carried unanimously.

Mr. Searle moved to close the hearing for the 15 Lincoln Road Site Plan and Stormwater Management Permit. Mr. Peck seconded the motion. The motion carried unanimously.

Project: Meetinghouse Road- Stormwater Management Permit and Site Plan Review for Large Scale Ground Mounted Solar Array- continued from 1/14/20

Applicant: NextGrid, Inc.

Mr. Byron called the continued hearing to order for the Site Plan Review & stormwater management permit for Large Scale Ground Mounted Solar Array at 7:55 p.m.

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.

Mr. Byron requested that an evergreen buffer be provided within the 50' no cut area that would add to the visual barrier to the neighbors on Union Street.

Barbara Carter, 36 Union Street, said she sent a letter to the Planning Board that summarized her concerns and comments about the project and provided photographs to prove that there are some sparse parts and will see the solar array. Mr. Byron said the planting of additional evergreens is the Board's attempt to provide a visual barrier. Ms. Carter said she appreciates that and feels it will make a difference.

The Board reviewed the draft site plan and stormwater management decisions. Mr. Searle moved to approve the Site Plan Decision and Stormwater Management Permit for the Meetinghouse Road Solar Project with the revision of miscellaneous condition #4. Mr. Peck seconded the motion. The motion carried unanimously.

Mr. Hunt moved to close the hearing for the Meetinghouse Road Site Plan and Stormwater Management Permit. Mr. Peck seconded the motion. The motion carried unanimously.

New/Old Business

65 (Lot 3) Myrtle Street-Estate Lot Special Permit-Vote 2 year extension to 4/26/2022

Mr. Searle moved to grant a 2-year extension of the Estate Lot Special Permit for 65 (Lot 3) Myrtle Street to 4/26/2022. Mr. Peck seconded the motion. The motion carried, 3-1 (Mr. Hunt was opposed because the developer was not present).

Meeting Minutes

Mr. Searle moved to approve the 1/14/20 minutes as amended. Mr. Hunt seconded the motion. The motion carried unanimously.

2019 Annual Report

Mr. Hunt moved to accept the 2019 Annual Report as amended. Mr. Searle seconded the motion. The motion carried unanimously.

Town Planner Updates

Mr. McCarthy commented that there has been renewed interest by a developer, Lincoln Properties, in the Southwood Hospital property as a potential high bay industrial warehouse space and a scaled 40B project. He explained that zoning changes would be needed in that zoning district to allow warehouse as an allowed use.

Mr. McCarthy presented the proposed zoning bylaw amendments to be included on the Annual Town Meeting warrant as follows:

- To see if the Town of Norfolk will vote to amend Section H.3.e.2 of the zoning bylaws by deleting the following strikethrough language and inserting the new language in bold print, or take any action relative thereto:

~~H.3.e.2. In a subdivision, the required affordable unit(s) may be provided within a two-family home designed to appear as a single family home whose exterior appearance (including a single driveway and common entryways) and architecture is compatible with that of the other houses within the subdivision. If only a single affordable unit is required (that is, if the subdivision creates exactly ten lots), the second unit in the two-family home may be a market rate unit. In no case shall the total number of units exceed the number of lots that would be allowed in a conventional subdivision. However, the bonus provisions of H.2.e.3 shall still apply to subdivisions developed under Section H.2.~~

Reserved for future use.

Mr. Hunt moved to submit this article to the Select Board for inclusion in the Annual Town Meeting Warrant. Mr. Searle seconded the motion. The motion carried unanimously.

- To see if the Town will vote to amend Section I.4.a.11 Residential Density of the Norfolk Zoning Bylaws by deleting the following strikethrough language; or take any action relative thereto:

~~I.4.a.11 Residential Density. Residential DWELLING UNITS, except for ASSISTED LIVING FACILITIES, shall not have more than two bedrooms per unit. Residential densities, except for ASSISTED LIVING FACILITIES, shall not exceed the ratio of sixteen (16) bedrooms for any single LOT except by special permit. Residential densities for ASSISTED LIVING FACILITIES shall not exceed the ratio of sixteen (16) bedrooms per acre for any single LOT except by Special Permit by the Zoning Board of Appeals.~~

Mr. Hunt moved to submit this article to the Select Board for inclusion in the Annual Town Meeting Warrant subject to Town Counsel's blessing. Mr. Searle seconded the motion. The motion carried unanimously.

- To see if the Town will vote to amend Section L.4.a.8 Building Scale of the Norfolk Zoning Bylaws by deleting the following strikethrough language and by inserting the following new language in bold print; or take any action relative thereto:

L.4.a.8. Building Scale.

~~No BUILDING FOOTPRINT, other than Offices, shall exceed 50,000 square feet except by Special Permit by the Zoning Board of Appeals.~~ **RESERVED FOR FUTURE USE**

Mr. Searle moved to submit this article to the Select Board for inclusion in the Annual Town Meeting Warrant. Mr. Peck seconded the motion. The motion carried, 3-1 (Mr. Hunt was opposed).

- To see if the Town will vote to amend Section L.7.a Allowed Uses of the Norfolk Zoning Bylaws by inserting the following new language in bold print in alphabetical order; or take any action relative thereto:

WAREHOUSES

Mr. Searle moved to submit this article to the Select Board for inclusion in the Annual Town Meeting Warrant. Mr. Peck seconded the motion. The motion carried, 3-1 (Mr. Hunt was opposed).

- To see if the Town will vote to amend Section L.7.b Special Permit Uses by the Zoning Board of Appeals of the Norfolk Zoning Bylaws by deleting the following strike through language; or take any action relative thereto:

~~Garaging of commercial vehicles ancillary to an allowed or special permit use.~~

Mr. Searle moved to submit this article to the Select Board for inclusion in the Annual Town Meeting Warrant. Mr. Peck seconded the motion. The motion carried, 3-1 (Mr. Hunt was opposed).

- To see if the Town will vote to amend Section L.7.c Prohibited Uses in the C-6 District of the Norfolk Zoning Bylaws by deleting the following strike through language; or take any action relative thereto:

~~Outdoor Commercial Vehicle Storage.~~

~~Truck Terminal or Motor Freight Station.~~

Mr. Searle moved to submit this article to the Select Board for inclusion in the Annual Town Meeting Warrant. Mr. Peck seconded the motion. The motion carried, 3-1 (Mr. Hunt was opposed).

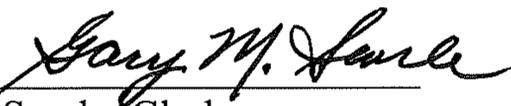
Meeting Schedule

The next regular meeting was scheduled for March 10, 2020.

Adjournment

Mr. Hunt moved to adjourn the meeting at 9:50 pm. Mr. Searle seconded the motion. The motion carried unanimously.

Respectfully submitted,



Gary Searle, Clerk