

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, April 14, 2020

Place: Zoom Virtual Meeting

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/Executive Assistant, Phila Paradis/BETA Group, Blythe Robinson/Town Administrator, Kevin Kalkut, Chris Wider & CiCi VanTyne/Select Board, Dave DeLuca/Town Attorney

Mr. Byron called the Planning Board meeting to order at 6:30 pm and informed the audience that in accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 novel Coronavirus outbreak emergency, **the April 14, 2020, 6:30 P.M., public meeting of the Norfolk Planning Board shall be physically closed to the public to avoid group congregation.**

Alternative public access to this meeting shall be done via Zoom online video conferencing. This application will allow users to view the meeting and provide comments during allocated windows. To join, follow the web link or call the dial-in number listed below under the start time/Call to Order. The meeting will be recorded for future rebroadcast by Norfolk Community Television. For more information on getting connected and using the video conference features, please visit <http://www.norfolk.ma.us/assets/files/news/resident-zoom-guide.pdf>

EXECUTIVE SESSION:

At 6:35 pm, Mr. Byron moved to go into Executive Session in conjunction with the Select Board under M.G.L. c.30A, §21(a)(3) to discuss litigation strategies with Wall Street Development for the Fern Ridge Estates Subdivision, insofar as an open meeting may have a detrimental effect on the litigation position of the public body. Mr. Hunt seconded the motion. The roll call vote on the motion is as follows: Mr. Weddleton-Aye, Mr. Searle-Aye, Mr. Hunt-Aye, Mr. Peck-Aye, and Mr. Byron-Aye.

The regular session of the Planning Board reconvened at 7:30 pm.

Project: 6 Hill Street Site Plan, Special Permit for Outdoor Storage, Stormwater & Earth Removal Permits –
Cont'd from 3/10/20

Mr. Byron called the continued hearing to order for 6 Hill Street at 7:30 pm. The Board is in receipt of request for a continuance to the June meeting.

Mr. Hunt moved to continue the hearing for the 6 Hill Street site plan to June 16, 2020 at 7:00 pm. Mr. Searle seconded the motion. The motion carried unanimously.

Project: 7 Philips Way/19 Shire Drive – Site Plan, Special Permit, Stormwater Mgt & Earth Removal Permits-Cont'd from 3/10/20

Mr. Byron called the continued public hearing to order at 7:35 pm for the 7 Philips Way (now known as 19 Shire Drive) site plan, stormwater management permit and earth removal permit.

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

Mr. Hunt moved to continue the hearing for the 7 Philips Way (now known as 19 Shire Drive) site plan, stormwater management permit and earth removal permit to May 12, 2020 at 7:00 pm. Mr. Searle seconded the motion. The motion carried unanimously.

Project: 360 Main Street/Camger Coatings Site Plan, Special Permit, Stormwater Management & Earth Removal Permits-Continued from 3/10/20 .

Applicant: Dan Iannuzzi, Katie Enright/Howard Stein Hudson, Patrick Kennedy/SPEC Process Engineering & Construction, Inc.

Mr. Byron called the continued public hearing to order for 360 Main Street/Camger Coatings Site Plan, Special Permit, Stormwater Management & Earth Removal Permits at 7:43 pm.

Ms. Enright presented the revised site plan based upon comments from the last meeting and peer review comments.

Mr. Kennedy presented the architectural renderings for the proposed building, which mimics a barn type structure in keeping with the area. He said that option 1B is their preferred architectural plan.

Mr. Weddelton recommended a longer fascia and more pitch on the roof if they are able.

Mr. Paradis commented that a design for the water tower should be submitted for review.

Ms. Enright presented a revised landscape plan based upon Design Review Board comments which includes a row of evergreens and a stately tree in front. She explained that they will provide a Stormwater Pollution Prevention Plan prior to obtaining a building permit.

Mr. Hunt commented that the applicant should contribute funds to the sidewalk fund in exchange for a waiver for the sidewalk requirement.

Mr. Hunt moved to continue to close the hearing for 360 Main Street/Camger Coatings Site Plan, Special Permit, Stormwater Management & Earth Removal Permits with the conditions of using the architectural option 1 that includes the farmer's porch, fence in front of the loading dock, and a contribution to the sidewalk account in lieu of construction of a sidewalk. Mr. Peck seconded the motion. The motion carried unanimously.

New/Old Business

Winding Hollow Sudivision/Nichols Way-Street Acceptance for Annual Town Meeting

Mr. Weddleton moved to recommend that Nichols Way be accepted at the Annual 2020 Town Meeting. Mr. Searle seconded the motion. The motion carried unanimously.

Norway Farms Subdivision-Request for Bond Reduction & Request for release of Lot 4.

Mr. McCarthy explained that the developer, Rob Cain, has requested a reduction in the current subdivision bond for items that he has completed. The Board is in receipt of a cost to complete from the DPW in the amount of \$199,062. Mr. Cain has also requested release of Lot 4.

Mr. Hunt moved to release Lot 4 of the Norway Farms Subdivision. Mr. Weddleton seconded the motion. The motion carried unanimously.

Mr. Hunt moved to reduce the existing bond for Norway Farms Estate from \$274,393 to \$199,062. Mr. Weddleton seconded the motion. The motion carried unanimously.

Norway Farms Subdivision-Lot Coverage Discussion

Elizabeth Maitland explained that because this is an Open Space Preservation subdivision, some of the smaller lots are having a hard time complying with the town's lot coverage Zoning Bylaw H.2.f.1. if they wanted to install a swimming pool. She said that the subdivision is located in the R-1 zoning district, where 30,000 square foot minimum lot size is required, but some of the lots are as small as 21,000 square feet because of the open space provision.

Mr. McCarthy explained that the Zoning Enforcement Officer has determined that the R-1 Zoning District setbacks and lot coverage applies and that lot coverage applies to buildings, structures and impervious areas.

Rick Goodreau/United Consultants, presented a document that outlined the lot sizes and amount of impervious coverage on each lot within the subdivision and commented that the lot coverage maximum is 25% or 7,500 square feet for a 30,000 square foot lot.

Ms. Maitland requested that the Board continue this discussion to the next meeting.

Sidewalk Discussion

This discussion was continued from the last meeting. Mr. Hunt suggested obtaining sidewalk policies from other towns. The Board will continue this discussion at the next meeting.

Meeting Minutes

Mr. Searle moved to approve the 3/10/20 minutes as written. Mr. Peck seconded the motion. The motion carried unanimously.

Town Planner Updates

Mr. McCarthy updated the Board on the 40B projects at 144 Seekonk Street and 194 Main Street that are currently before the Zoning Board of Appeals.

Bristol Pond Estates Update

Mr. McCarthy explained that the street lights have been installed and are awaiting connection.

Oak Knoll Estates/Old Cart Path Updates

Mr. McCarthy explained that the retaining wall at the end of the cul de sac was built as a field change utilizing boulders and not concrete blocks as shown on the approved subdivision plan.

Michael Kozikowski, 24 Stop River Road resident, said that his property backs up to the subdivision and is unhappy about the condition of the subdivision and debris being dumped on his property. He explained that he had an issue with the developer when he approached them about the mess.

The Board agreed to invite the developer in to a future meeting to discuss the status of the completion of the subdivision and outstanding issues.

Meeting Schedule

The next regular meeting was scheduled for May 12, 2020.

Adjournment

Mr. Hunt moved to adjourn the meeting at 10:07 pm. Mr. Peck seconded the motion. The motion carried unanimously.

Respectfully submitted,



Gary Searle, Clerk