

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, August 11, 2020

Place: Zoom Virtual Meeting

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Walter Byron

Vice-chairman: John Weddleton

Clerk: Gary Searle

Members: Erin Hunt (arrived at 7:45 pm), Chad Peck

Associate Member: Vacant

Others: Rich McCarthy/Town Planner, Betsy Fijol/Executive Assistant, Phil Paradis/BETA Group

Mr. Byron called the Planning Board meeting to order at 7:00 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 August 11, 2020, 6:15 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 6:36 pm, Mr. Weddleton 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. Peck seconded the motion. The roll call vote on the motion is as follows: Mr. Weddleton-Aye, Mr. Searle-Aye, Mr. Peck-Aye, and Mr. Byron-Aye.

The regular session of the Planning Board reconvened at 7:45 pm.

Project: 6 Hill Street Site Plan, Special Permit for Outdoor Storage, Stormwater & Earth Removal Permits – Cont'd from 7/14/20

Mr. Byron called the continued hearing to order for 6 Hill Street at 7:45 pm. The Board is in receipt of request for a withdrawal of the applications without prejudice.

Mr. Ted Cannon, applicant's representative, explained that that the applicant is requesting that the 6 Hill Street Site Plan, Special Permit for Outdoor Storage, Stormwater & Earth Removal Permits be withdrawn without prejudice. He explained that the applicant intends to resubmit a revised plan that is less intensive.

Mr. Byron inquired about the ANR plan. Mr. Cannon said that there are two lenders on those properties that need to approve any lot configuration and they are working with them on that before it can be submitted to the Board.

Mr. Peck moved to withdraw the 6 Hill Street Site Plan, Special Permit for Outdoor Storage, Stormwater & Earth Removal Permits without prejudice. Mr. Searle seconded the motion.

Discussion on the motion: Al Quaglieri stated that the Building Inspector approved an F.11.a with conditions for the property and allowed occupancy without those conditions being met. The applicant then submitted a site plan application as two lots being conforming in size and use, but that proved to be false. The applicant's attorney and design team knew the site was one lot as defined by the 1954 plan on file at the Registry of Deeds. He said this should have been filed as an expansion of a pre-existing, non-conforming lot and use.

The motion carried, 4-0 (Mr. Hunt abstained)

Project: 6 Sherwood Drive/Dover Trucking-Site Plan & Special Permit for Outdoor Storage-Cont'd from 7/14/20

Applicant: Dover Trucking

Mr. Byron called the continued public hearing to order for 6 Sherwood Drive/Dover Trucking-Site Plan & Special Permit for Outdoor Storage at 7:53 pm.

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

Mr. McCarthy explained that he met with the design team for the project and they are working on the stormwater design and will be submitting a revised site plan and an Earth Removal Permit for the September meeting.

Mr. Peck moved to continue the hearing for the 6 Sherwood Drive Site Plan & Special Permit to 9/8/20 at 7:00 pm. Mr. Searle seconded the motion. The motion carried unanimously.

New/Old Business

Subdivision Completion Update-Alexander Estates Subdivision- Frederickson Road, & Oakview Trail

The Board discussed the status of the completion of Alexander Estates Subdivision off the ends of Frederickson Road and Oak View Trail.

Mr. Bonvie said that the tree plantings have been completed except for 4 Pin Oaks. He said he is reluctant to plant more Pin Oaks because 3 on Oakview Trail have died and he is looking into that. He said Lot 9 needs 3 more trees and the owners are aware of that. He said the road will be paved and the trees taken care of prior to the September meeting and will be requesting a bond reduction.

Carol Thebado, 27 Fredrickson Road, said she will be satisfied once the few items are done.

Norway Farms Special Permit & Subdivision Modification Decision

Mr. Weddleton moved to approve the Norway Farms Special Permit Modification Decision #2020-04. Mr. Searle seconded the motion. The motion carried, 4-1 (Mr. Hunt was opposed).

Mr. Weddleton moved to approve the Norway Farms Sidewalk Construction Modification and Condition #1 of the Certificate of Action. Mr. Searle seconded the motion. The motion carried, 4-1 (Mr. Hunt was opposed).

108 North Street/Stony Brook Wildlife Sanctuary Electric Vehicle Charging Station Site Plan Decision

Mr. Searle moved to approve the 108 North Street/Stony Brook Wildlife Sanctuary Electric Vehicle Charging Station Site Plan Decision #2020-02 as amended. Mr. Peck seconded the motion. The motion carried unanimously.

B-1 Zoning Working Committee Updates

Mr. McCarthy said the B-1 Zoning Working Committee now has a web page with all of their documents and encouraged everyone to take a look. He said the next B-1 Zoning Working Committee is meeting on 8/17/20 and MAPC is coming back to do additional refinement of a potential buildout under the proposed zoning and are doing an additional financial analysis as part of the re-zoning.

Mr. McCarthy said they hope to have the town center sewer study wrapped up by February, 2021.

Meeting Minutes

Mr. Searle moved to approve the 6/16/20 minutes as amended. Mr. Weddleton seconded the motion. The motion carried unanimously.

Meeting Schedule

The next regular meeting was scheduled for September 8, 2020.

Adjournment

Mr. Searle moved to adjourn the meeting at 9:53 pm. Mr. Hunt seconded the motion. The motion carried unanimously.

Respectfully submitted,

Gary M Searle
Gary Searle, Clerk