

Town of Norfolk
Zoning Board of Appeals
One Liberty Lane
Norfolk, MA 02056
October 12, 2016

Zoning Board Members	Others
Michael Kulesza –Chairman ----- present	Amy Brady--Administ
Robert Luciano –Vice Chairman---present	
Mr. Wider – Clerk -----present	
Joseph Sebastiano –Full Member - present	
Donald Hanssen – Full Member – present	
-Associate Member -	

for Carol Anthony

The duly posted meeting of the Zoning Board of Appeals convened at 7:30 AM in ROOM 124 at the Norfolk Town Hall. Mr. Kulesza announced that this meeting was being audio and video recorded.

PUBLIC HEARINGS:

84 Cleveland Street, Lakeland Farms, Comprehensive Permit – Present were Judi Barret, RKG Associates; Paul Haverty, Attorney; Stephen O’Connell, ASE; Ted O’Harte, applicant; Bill McGrath, BETA; Glen Fontecchio, Architect. Mr. Kulesza began by re-introducing Judi Barrett, who gave a brief overview of her role in working with the Massachusetts Housing Partnership and Zoning Boards of Appeal with regard to Chapter 40B, and a historical and procedural overview of the law itself.

Mr. Kulesza recognized Mr. O’Connell who presented an overview of changes made since the workshop held on September 28, 2016, and the workshop that included neighbors on October 3.

Plans presented prepared by Andrews Survey & Engineering, Dated April 19, 2016, Rev 8/10/16, Rev 9/28/16, for Lakeland Farms Townhouse Community, Sheets C-3.0 and C-5.0. It was stated that these plans are “in progress” and a full, revised set of plans will be forthcoming.

Mr. O’Connell noted the roadway, configuration, and units remain virtually the same, but the number of units has been reduced to 32, the size of the basin at the front of the property has been reduced, and the stone wall will remain intact, and even improved. There will be a 65’ buffer of trees between the stone wall and the front basin. Parking that was in the line of site from Cleveland Street has been moved around a corner. Playground has been eliminated and more parking added, as well as some snow storage area. There are no longer any duplex units (all single family) and there have been some architectural changes, including creating entry doors from the street. Sidewalks have been added, with flush cobblestone pavers to maintain the continuity of the sidewalks across the driveways. The basin in the back of the property has been pulled away from the wetland line, and it was stated that the applicant is willing to work with the Conservation Commission in saving trees where possible. Mr. O’Connell also noted where there will be a fence and tree buffer to create a screen between this property and the neighbor at 88 Cleveland St. Lighting has been addressed.

Mr. Fontecchio stated that he is happy to see the changes to date, he is looking forward to seeing the architectural elevations showing, for example, some work on the sidewalks, details on the new entry doors to make them stand out, porches on street-facing side of two front units; appreciates the reduction in size of retention basins, moving of parking at the front.

In response to a question from Mr. Kulesza regarding the upper level sidewalk, Mr. O'Connell stated that there would be some challenges, but not insurmountable, some outcropping of ledge will remain. Snow storage still needs to be further addressed.

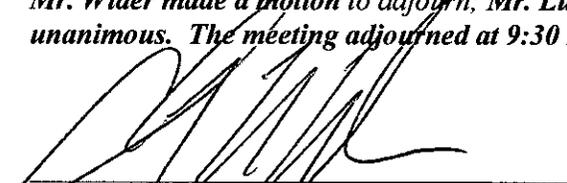
In response to Mr. Kulesza, Ms. Barrett stated that an updated waiver list is very important at this point, which should be forwarded to consultants for comment, as well as getting a "skeleton" of a decision drafted.

Mr. Kulesza opened the hearing to questions from the public. Questions were asked and answered regarding the fence, ledge and blasting requirements (Mr. Haverly addressed "Pre-blasting Inspections" that can be done), snow removal and storage, affordable unit requirements (Ms. Barrett stated that she will recalculate, and make available, Norfolk's statistics). Much discussion ensued with regard to traffic.

With no more questions forthcoming, next steps were addressed, such as a new set of plans including elevations, composite street elevations, streetscapes, new custom unit features, upper level sidewalk, updated landscape plan that identifies snow storage, supplement to the traffic study, more parking if possible without impacting foot traffic. Mr. Goff reminded everyone of the 11/14/16 deadline. Mr. O'Connell stated that he hoped to have revised plans in about a week.

Mr. Wider made a motion to continue the public hearing until November 2, 2016, at 7:30 P.M. for review of waivers, architectural drawings, supplement to the traffic study, landscape plans; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous.

Mr. Wider made a motion to adjourn; Mr. Luciano seconded the motion; the vote on the motion was unanimous. The meeting adjourned at 9:30 P.M.



Mr. Christopher Wider, Clerk

In accordance with the requirements of G.L. 30 § 22, approval of these minutes by the Board constitutes its certification of the date, time and place of the meeting, the members present and absent, the matters discussed, and the action taken by the Board with regard to those matters (if any). Any other information contained in these minutes is included for context only. Notes memorializing deliberation or discussion of any matter are in the summary form and may include inaccuracies or omissions. Where proof of the content of a statement is required, a tape recording or transcript should be consulted, if available.

Conservation Commission
 One Liberty Lane
 Norfolk, MA 02056
 October 12, 2016
 7:00 P.M.

Commission Members	Other
John Weddleton – Chair ----- Present	Janet DeLonga – Agent ----- Present
Michelle Lauria – Vice Chair ----- Present	Amy Brady – Administrative Assistant ---- Present
Patrick Touhey – Clerk----- Present	
Dan Crafton – Member, CPC Rep----- Absent	
Thomas Norton – Member ----- Present	
David Turi – Member ----- Absent	

The duly posted meeting of the Norfolk Conservation Commission convened at 7:00 P.M. in Room 124 at the Norfolk Town Hall. The meeting was audiotaped.

PUBLIC HEARINGS:

84 Cleveland Street, Lakeland Farms, Comprehensive Permit, NOI, #240-577 - (cont'd from 9/14/16) Present were Ted O'Harte, applicant; Stephen O'Connell, Andrews Survey & Engineering; Rob Knapik, Attorney; Bill McGrath, BETA Group, Inc.

Plans presented were prepared by Andrews Survey & Engineering, dated April 19, 2016, Rev 8/10/16, Rev 9/28/16, for Lakeland Farms Townhouse Community, Sheets C-3.0 and C-5.0.

Mr. Weddleton began by stating that the Commission had just received the revised plans this afternoon, and suggested that the applicant's team review the changes. Mr. O'Connell stated that the number of units has been reduced from 36 to 32 units (originally 40, approved for 44); the stream channels have been rerouted and fortified per Commission requests; drainage running under the driveway will be re-piped; size of basin has been decreased "significantly;" grading moved to 10' minimum from wetlands edge; walking trail & berm moved off basin; the playground has been removed, and additional parking added in its place; stonewall will remain intact; saving 65' depth of trees.

Mr. Weddleton requested that the property be reflagged to reflect all of the changes. Mr. Weddleton also asked that the proposed culvert specifications be checked and validated. Ms. DeLonga inquired as to the date of the plans being presented, and was informed that these plans are "in progress" and a full, revised set of plans will be forthcoming. Ms. Lauria stated that she would like to speak with Lenore White of Wetland Strategies, Inc., about the 10' area. One area in question has been reclassified as bordering vegetated wetlands (BVW).

Ms. Lauria made a motion to continue the meeting to November 9, 2016, at 7:00 P.M.; Mr. Norton seconded the motion; the vote on the motion was unanimous.

25 Myrtle Street, NOI, DEP #240-580 (continued from 9/14/16) - Present was Jay Testa, applicant; Seth Lajoie, representative. Mr. Weddleton began by referring to the outstanding Enforcement Order, and asked Ms. DeLonga to provide an update. Ms. DeLonga stated that she had checked the area, and all appeared OK.

Mr. Touhey made a motion to lift the Enforcement Order; Mr. Norton seconded the motion; the vote on the motion was unanimous.

Mr. Lajoie provided an overview and update of the work, explaining that all work would be outside of the 100' buffer zone, but within the 150' area due to placement of the well. Mr. Lajoie stated that he had traced the source of the existing drainage pipe referred to at the last meeting, and found that it was a "band aid" to fix a problem with the washer backing up – the pipe has been removed.

Mr. Touhey made a motion to close the hearing; Ms. Lauria seconded the motion; the vote on the motion was unanimous.

Mr. Norton made a motion to issue the Order of Conditions; Mr. Touhey seconded the motion; the vote on the motion was unanimous.

10 Old Populatic Road, NOI, DEP #240-581 – Present were Elizabeth Mainini, P.E., and Ryan Dulac.

Plans presented were prepared by Guerriere & Halnon, Inc., dated July 27, 2016, Rev 10/11/16, entitled “Resource Area Plan of Land, 10 Old Populatic Road, Norfolk, MA”

Ms. Mainini provided an overview of changes to the plan since the last meeting. Ms. DeLonga requested that the basement elevation be added. Ms. DeLonga will review, and provided sufficient information is supplied, may have the Order of Conditions ready at the next meeting.

With no questions from the public, Mr. Touhey made a motion to continue the hearing to November 2 at 7:20 P.M.; Ms. Lauria seconded the motion; the vote on the motion was unanimous.

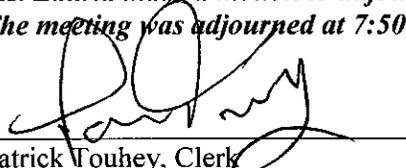
Action items/Orders/Extensions:

- Holbrook Street (Callahan Pond) – *Mr. Touhey made a motion to issue the Order of Conditions; Ms. Lauria seconded the motion; the vote on the motion was unanimous.*
- Alexander Estates – *Mr. Norton made a motion to accept the Open Space Deed for Alexander Estates; Mr. Touhey seconded the motion; the vote on the motion was unanimous.*

Minutes:

- September 14, 2016 – *Mr. Norton made a motion to approve the minutes of September 14, 2016; Ms. Lauria seconded the motion; the vote on the motion was unanimous.*
- September 21, 2016 – *Mr. Norton made a motion to approve the minutes of September 21, 2016; Ms. Lauria seconded the motion; the vote on the motion was unanimous.*

Ms. Lauria made a motion to adjourn the meeting; Mr. Touhey seconded; the vote on the motion was unanimous. The meeting was adjourned at 7:50 P.M.


Patrick Touhey, Clerk

In accordance with the requirements of G.L. 30A § 22 approval of these minutes by the Board constitutes its certification of the date, time and place of the meeting, the members present and absent, the matters discussed, and the action taken by the Board with regard to those matters (if any). Any other information contained in these minutes is included for context only. Notes memorializing deliberation or discussion of any matter are in the summary form and may include inaccuracies or omissions. Where proof of the content of a statement is required, a tape recording or transcript should be consulted, if available.



**TOWN OF NORFOLK
CONSERVATION COMMISSION**

ONE LIBERTY LANE
NORFOLK, MASSACHUSETTS 02056

TEL: (508) 541-8455
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www.virtualnorfolk.org

CERTIFICATION PURSUANT TO G.L., Ch.39, §.23D
(ACCEPTED UNDER ARTICLE 12
OF THE SPECIAL TOWN MEETING
OF OCTOBER 24, 2006)

DATE: 11-9-10
APPLICANT'S NAME: Lakeland Farms
PROJECT NAME/LOCATION OF PROPERTY: 84 Cleveland St
DEP/NCC FILE NO: 240-577
ASSESSORS' REFERENCE: 15-54-43

I, David Turi, hereby certify that I have examined

all evidence received at the one (1) session of the public hearing in the above matter held

on 10-12-10, including (check all that apply):

- An audio recording ✓
- A video recording
- A transcript

minutes, supporting documents

Signature of Commission Member



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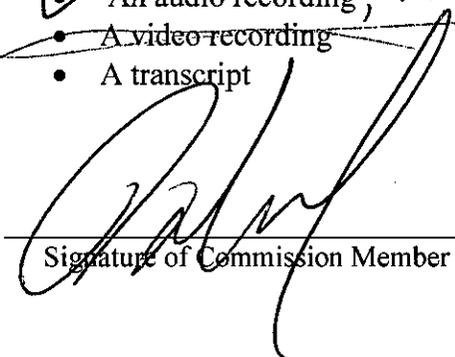
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CERTIFICATION PURSUANT TO G.L., Ch.39, §.23D
(ACCEPTED UNDER ARTICLE 12
OF THE SPECIAL TOWN MEETING
OF OCTOBER 24, 2006)

DATE: 11-9-16
APPLICANT'S NAME: Ryan DuLac
PROJECT NAME/LOCATION OF PROPERTY: 10 Old Populatic
DEP/NCC FILE NO: 240-581
ASSESSORS' REFERENCE: 4-15-8

I, David Turi, hereby certify that I have examined
all evidence received at the one (1) session of the public hearing in the above matter held
on 10-12-16, including (check all that apply):

- An audio recording, minutes, supporting documents
- A video recording
- A transcript



Signature of Commission Member