

**Town of Norfolk  
Zoning Board of Appeals  
One Liberty Lane  
Norfolk, MA 02056**

November 22, 2016

<b>Zoning Board Members</b>	<b>Others</b>
Michael Kulesza –Chairman ----- present	Ray Goff – Town Planner
Robert Luciano –Vice Chairman---present	Amy Brady--Administrative Assistant --Present
Mr. Wider – Clerk -----present	
Joseph Sebastiano –Full Member - present	
Donald Hanssen – Full Member – present	
-Associate Member -	

The duly posted meeting of the Zoning Board of Appeals convened at 7:08 P.M. 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 (cont'd frm 11/2/16) - Present were Judi Barret, RKG Associates; Bill McGrath, BETA; Glen Fontecchio, Architect; Ted O'Harte, applicant; Stephen O'Connell, Andrews Survey & Engineering (AS&E); Robert Knapik, Attorney.

Plans presented were entitled "Lakeland Farms" Townhouse Community Site Plan, prepared by Andrews Survey & Engineering, Inc., dated 4/19/16, pages C-0.0, 1.1, 2.0, 3.0, 4.0, 5.0, 6.1, 6.2, C-7.1 through 7.6, revised 8/10/16, 9/28/16, 10/24/16 and 11/16/16; a new page C-8.0, entitled "Lighting Plan," dated 11/16/16; Landscape plans referred to were prepared as above, pages L-1.0, 2.0, 3.0, revised 11/16/16.

It was noted that due to administrative delay, BETA had not had time to review the latest review response letter and revised plans submitted by AS&E. Mr. McGrath reviewed AS&E's letter of November 16, 2016, which was in response to BETA's comments of November 2, 2016, and stated that the landscape and lighting plans appeared to encompass changes/comments from the last meeting, but would require a more in depth review than he is able to provide at this time. Mr. Kulesza opened the meeting to questions from the public. Kathy Kubit, abutter, asked for clarification on details regarding lighting. Mr. O'Connell stated that he expected it to be a condition of the decision that no light spillage will leave the property.

Mr. O'Harte noted that requirements of the Conservation Commission have also been incorporated into the new plans, as detailed on the letter from AS&E to the Conservation Commission, dated November 16, 2016.

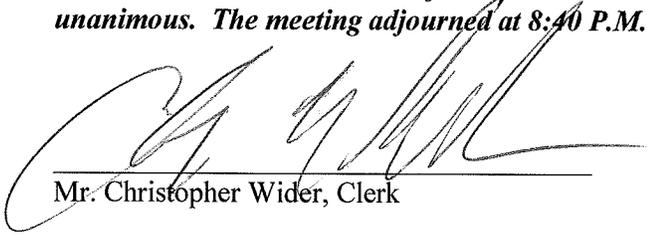
A draft decision and updated waive list are forthcoming from the attorneys and Town Planner. Once received, the updated waiver list will be posted on the town website. Mr. Fontecchio asked about fencing around the detention basin – it will not be fenced in, and that will be a condition in the decision, to prevent future fencing. Also, pictures of the bus shelter were viewed and

discussed, with Mr. Fontecchio noting that the stone base was not preferable, and would benefit from a more "New England" type of architecture.

The applicant will send a letter authorizing a one-day extension, until December 14, 2016.

***Mr. Wider made a motion to continue the hearing for 84 Cleveland Street to December 14, 2016, at 7:00 P.M.; Mr. Hanssen seconded the motion; the vote on the motion was unanimous.***

***Mr. Wider made a motion to adjourn; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous. The meeting adjourned at 8:40 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.