

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

December 14, 2016

Zoning Board Members	Others
Michael Kulesza –Chairman ----- present	Ray Goff – Town Planner
Robert Luciano –Vice Chairman---present	Amy Brady--Administrative Assistant --Present
Mr. Wider – Clerk -----present	Betsy Fijol-Administrative Assistant-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 7:15 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 from 11/22/16) - Present were Paul Haverty, BMT, LLC; Bill McGrath, BETA; 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.

Bill McGrath, BETA, presented his peer review memo dated 12/8/16. Bill said that that all but two of his comments have been addressed.

Mr. Hanssen made a motion to close the public hearing; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous.

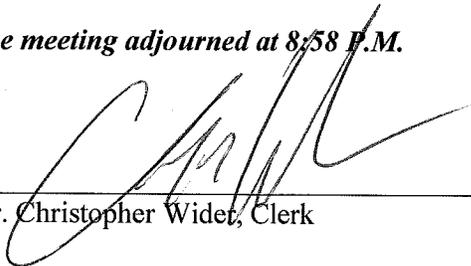
The Board and Mr. Haverty discussed voting on the Comprehensive Permit, prior to Judi Barrett reviewing and approving the Decision as drafted tonight.

Mr. Wider made a motion to grant the Lakeland Farms Comprehensive Permit, for the property located at 84 Cleveland Street, Assessor's Map 15, Block 54, Lot 43, pursuant to M.G.L. Chapter 40B and the regulations promulgated thereunder, with minor changes to the decision to be made, if necessary, within the forty day deliberation period. Mr. Sebastiano seconded the motion; the vote on the motion was 5 – 0 as follows:

- Michael Kulesza – yes to grant
- Robert Luciano – yes to grant
- Christopher Wider – yes to grant
- Joseph Sebastiano – yes to grant
- Don Hanssen – yes to grant

Mr. Wider made a motion to adjourn the meeting; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous.

The meeting adjourned at 8:58 P.M.



Mr. Christopher Widet, 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.