

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

December 21, 2016

Zoning Board Members	Others
Michael Kulesza –Chairman ----- present	Amy Brady--Administrative Assistant --Present
Robert Luciano –Vice Chairman---present	
Christopher Wider – Clerk -----present	
Joseph Sebastiano –Full Member - arr. 8:55PM	
Donald Hanssen – Full Member – present	
-Associate Member -	

The duly posted meeting of the Zoning Board of Appeals convened at 7:13 P.M. in Room 124 at the Norfolk Town Hall. Mr. Kulesza announced that this meeting was being audio and video recorded.

PUBLIC HEARINGS:

Meetinghouse Road – Modification to Comprehensive Permit. Present were John Marini, Meetinghouse Village, LLC. Mr. Wider read the Public Notice into record at 7:15 P.M.

Plans presented were entitled “Site Lighting and Sidewalk Plan of Land, Town Center Condominium in Norfolk, MA,” prepared by Glossa Engineering, Inc., dated November 7, 2016; “Site Plan, Town Center Condominiums Plan of Land in Norfolk, MA,” prepared by Glossa Engineering, Inc., dated December 1, 2015; “Landscape Plan for Phase 5, Norfolk Town Center Condominiums,” designed by Steven G. Cosmos, dated December 2015.

Mr. Kulesza invited Mr. Marini to bring the Board up to date on work that has been completed. Mr. Marini explained that ~~he~~ *the Town* had required the seller of the property to put ~~up a bond~~ *money in Escrow* for the street, and Mr. Marini was surprised to learn that the sidewalks and street lights were not included in that amount. An old plan showed no “circle” in the street, and showed 8’ sidewalks. Mr. Marini stated that he had met with Public Works, among others, and a 5’ sidewalk was agreed upon. Lighting was also discussed, and it was agreed among them, that some lights from across the street should be moved to the subject side. It was further agreed that there would be a “circle” in the street, and one building tilted accordingly. Mr. Marini also indicated the pump house, mailboxes, and dumpsters, additions to the plan since his last appearance before the Board of Appeals.

Discussion ensued regarding ownership and moving of the lights. Ray Cisneros, of the Homeowners’ Association (HOA) across the street, discussed studies that have been done, and are planned for the future regarding wattage, and types of bulbs. Mr. Cisneros stated that at the request of the DPW Director, Bob McGhee, the HOA had done an informal survey to see if they felt the light was sufficient from the side of the street opposite the lights (they felt it was not). Mr. Marini said that he would prefer to install individually owned and operated lights at the end of each walkway, rather than move lights from across the street. Mr. Kulesza stated that the ZBA will confer with the DPW and the Town Planner.

Mr. Wider made a motion to close the public hearing for Meetinghouse Road, Modification to Comprehensive Permit; Mr. Luciano seconded the motion; the vote on the motion was unanimous.

85 Pond Street – Special Permit - Sunroom. Present was Paul Legge, applicant. Mr. Wider read the Public Notice into record at 7:50 P.M.

Plans presented were entitled “As-built Site Plan located on 85 Pond Street, Norfolk, MA,” prepared by Land Planning Engineering & Survey, dated January 22, 1992.”

Mr. Legge stated that he has a 12 x 20 wooden deck with a full foundation under it, and he would like to put a sunroom on top of it. After confirming that the sunroom would occupy the same footprint as the existing deck, the ZBA determined that a Special Permit would not be required, and the enclosure could be done as a matter of right, in accordance with Section F.4.a. of the Town of Norfolk Zoning Bylaws. Mr. Legge was informed that he should withdraw the permit, and his application fee would be refunded.

Mr. Wider made a motion to close the public hearing for 85 Pond Street Special Permit; Mr. Luciano seconded the motion; the vote on the motion was unanimous.

Mr. Wider made a motion to refund the application fee for 85 Pond Street Special Permit; Mr. Luciano seconded the motion; the vote on the motion was unanimous.

102 Boardman Street – Variance – Garage. Present were William & Rebecca Cavalieri. Mr. Wider read the Public Notice into record at 7:45 P.M.

Plans presented were entitled “102 Boardman Street, Plan of Land in Norfolk, MA,” prepared by Glossa Engineering, Inc., dated October 20, 2016.

Mr. Kulesza recognized Ms. Cavalieri, who gave an overview of the request for Variance. After some discussion between the board and the applicant, Mr. Luciano read excerpts from a letter from an abutter, and Brian Meller of 104 Boardman Street, was recognized to speak. Mr. Meller stated his concern that the garage may not have a height restriction; Mr. Meller asked if there has been precedent for granting a Variance similar to this one. With no further questions from the Board or the audience, Mr. Kulesza stated that the Board would make a site visit to the property, and a date and time were set for Saturday morning, 12/24/16, at 9:00 A.M. Mr. Meller distributed to the Board a copy of the plan cited above, with his own, hand-drawn rendering of a conforming garage.

Mr. Wider made a motion to continue the public hearing for 102 Boardman Street Variance to January 18, 2016, at 7:15 P.M.; Mr. Luciano seconded the motion; the vote on the motion was unanimous.

16 & 18 Sharon Avenue – (2) Special Permits. Present was Rick Goudreau of United Consultants, Inc. Mr. Wider read the Public Notice into record at 8:15 P.M.

Plans presented were entitled “Lots 11 and 12 Shire Industrial Park, Norfolk Massachusetts (Norfolk County)”, prepared by United Consultants, Inc., dated September 15, 2016.

16 & 18 Sharon Avenue (con'td from previous page)

Mr. Goudreau introduced himself, passed out 11" x 14" sets of plans to the Board members, and gave an overview of the project, and answered questions from the Board. Mr. Kulesza read the Special Permit criteria into the record.

Mr. Wider made a motion to close the Public Hearing at 8:43 P.M.; Mr. Luciano seconded the motion; the vote on the motion was unanimous.

Mr. Kulesza informed Mr. Goudreau that the case would be deliberated at the January 18, 2017, meeting.

MINUTES:

The Board turned to reviewing the minutes of November 2, 2016. Mr. Wider requested that the phrase "at public comments" be replaced with "during public comments;" that the statement "Mr. Sebastiano relayed discussions with Chief Stone..." be verified for accuracy as to who made that statement; and that under the Deliberations for 2 Needham Street, "6 Geneva Ave." was erroneously cited.

Mr. Wider made a motion to accept as amended, the Minutes of November 2, 2016; Mr. Hanssen seconded the motion; the vote on the motion was unanimous.

The Board turned to reviewing the minutes of November 22, 2016. ***Mr. Hanssen made a motion to accept as written, the Minutes of November 22, 2016; Mr. Luciano seconded the motion; the vote on the motion was unanimous.***

The minutes for December 14, 2016, were not submitted for review.

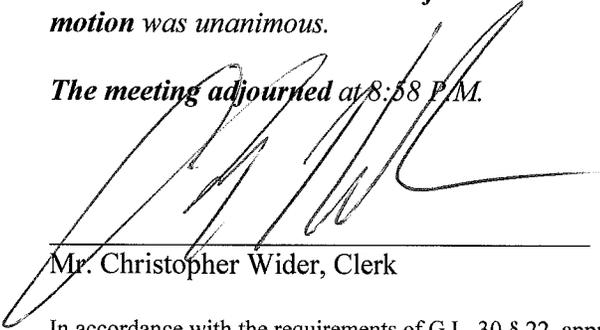
OTHER BUSINESS:

The Board reviewed final changes made to the Decision for 84 Cleveland Street by Paul Haverty. Ms. Brady will check with Mr. Haverty with regard to the reference to "Condition X," and then finalize the document for signatures.

Mr. Sebastiano arrived at 8:55

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

The meeting adjourned at 8:58 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.