

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

March 22, 2017

Zoning Board Members	Others
Michael Kulesza –Chairman ----- present	Amy Brady – Administrative Asst. - Present
Robert Luciano –Vice Chairman--- present	Ray Goff – Town Planner - Present
Christopher Wider – Clerk -----present	
Joseph Sebastiano –Full Member - present	
Donald Hanssen – Full Member – absent	
Associate Member - vacant	

The duly posted meeting of the Zoning Board of Appeals convened at 7:07 P.M. in Room 124 at the Norfolk Town Hall. Mr. Kulesza announced that this meeting was being audio and video recorded.

MINUTES:

February 15, 2017 - Mr. Wider noted that in the last bullet, “The town will patch...” should be changed to “Mr. Marini will patch...”

Mr. Wider made a motion to accept the minutes of February 15, 2017, as amended; **Mr. Sebastiano seconded the motion; the vote on the motion was unanimous.**

PREVIEW:

175 North Street – Mr. Wider stated that he needs to speak with The Building Inspector, Bob Bullock, since the deck has already been built, without a building permit, and without a variance.

NEW BUSINESS:

Rescheduling of May meeting due to Town Meeting conflicts. May 24, 2017, is acceptable to the Board, and to the 40B attorney, Dan Hill.

PUBLIC HEARINGS:

25 Rockwood Road, Village at Norfolk, Comprehensive Permit - present were Dan Hill and Kaitlyn Baptista, Law Offices of Daniel C. Hill; Bisher Hashem, Applicant; Eoghan Kelley, Stonebridge Homes; Paul Cusson, Delphic Associates; Christopher Agostino, Ruberto, Israel & Weiner; Jim Pavlik, Outback Engineering, Inc.; Andrew Zalewski, The MZO Group (Architects)

Plans provided were entitled “Site Plans for Comprehensive Permit ‘The Village at Norfolk’ in Norfolk Massachusetts,” prepared by Outback Engineering, Inc., dated February 21, 2017, and signed by Jim Pavlik on 2/21/17 (5 pages). Also provided were “Comprehensive Permit Application, The Village at Norfolk, MA,” received by Norfolk Town Clerk February 23, 2017; Traffic Impact and Access Study, prepared by Green International Affiliates, Inc., for Stonebridge Homes, Inc., dated November 2016; and drawings entitled “The Village at Norfolk,” prepared by Ryan Associates, dated February 21, 2017 (3 pages).

Mr. Kulesza opened the hearing at 7:15 P.M. Mr. Wider read the public notice into the record. Mr. Kulesza began with an overview of how the project would be addressed in upcoming meetings. Tonight's meeting would be primarily for the applicant to present the project, and give the Board an idea of what it's all about. Mr. Agostino began by introducing himself as Counsel for Village at Norfolk, LLC, and gave an overview of the 40B process, and introduced the design team. Next, Mr. Zalewski, Architect, gave an overview of the design of the houses, and the proposed development community in general (colored renderings to be provided for ZBA records). Mr. Zalewski said that high energy efficiency was a goal of the design. Next, Jim Pavlik, Civil Engineer, gave an overview of the existing conditions and the proposed development. Next Atty. Dan Hill, consultant attorney for the ZBA, gave an overview of some legal requirements of the 40B law. Atty. Hill noted that the Purchase and Sale agreement from the current owner to Downwind Realty was missing; the applicant will provide. Mr. Kulesza stated that the next meeting will begin peer review. Mr. Cusson stated that the applicant would agree to utilizing BETA Engineering, if that was the Board's decision. Mr. Hashem agreed, through Mr. Agostino, to pay the town's attorney fees through a review account. After agreeing upon a date and time for the next meeting, Mr. Kulesza opened the meeting for public questions.

Chris Henry, 30 Boardman Street, asked if there had been agreement with the town to use the access road leading out to Boardman Street. Mr. Agostino replied that that was to be used only as an emergency access road. Mr. Henry asked if a barrier could be placed at either end, so that only emergency vehicles could access it. Mr. Henry noted that the access road is used by many commuters (foot traffic) to access the MBTA and town center, and suggested this might be a good opportunity to make the crossing safer. Mr. Henry also suggested a sidewalk on a nearby road, and "flipping" the orientation of the homes.

Frank Loulourgas, 15 Rockwood Road, asked where the entrance to the development would be, expressed support for safer pedestrian access for commuters, and also asked about leach fields. Mr. Agostino referred to a plan with color coded utilities (plan to be provided for ZBA records).

Martha Henry, 30 Boardman Street, asked about fencing between the property and the MBTA property, and whether the development would be legally permitted without the emergency access.

Paul Cusson stated that the applicant's team has received all comments to date from the fire department and the Board of Health, and all will be addressed.

Emily Holt, 19 Rockwood Road, asked about landscaping around the project, and well as pedestrian foot traffic potentially cutting through her property. Mr. Agostino said that Mr. Hashem would meet with her personally to address her concerns. Mr. Wider asked that information from any meetings be relayed to the ZBA.

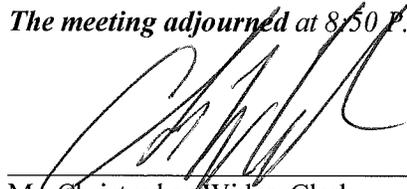
Attorney Hill commented that due to the concerns about pedestrian safety it would be wise to get input from the civil engineering review, as well as from the MBTA. Mr. Wider stated that it would be a good idea for the Town Planner's office to reach out to the MBTA.

A site visit was scheduled for Saturday, April 8, 2017, at 9:00 A.M.

Mr. Wider made a motion to continue the public hearing to April 19, 2017, at 7:15 P.M.; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous.

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 8:50 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.