

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

May 24, 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	Dan Hill – 40B Attorney
Joseph Sebastiano –Full Member - present	
Donald Hanssen – Full Member – present	
Associate Member - vacant	

The duly posted meeting of the Zoning Board of Appeals convened at 7:00 P.M. in Room 124 at the Norfolk Town Hall. Mr. Kulesza announced that this meeting was being audio and video recorded.

MINUTES:

April 19, 2017 - *Mr. Wider made a motion to accept the minutes of April 19, 2017, as amended; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous.*

PUBLIC HEARINGS:

56 Priscilla Ave. - Variance - Mr. Wider read the public notice into the hearing. Mr. Kulesza recognized the applicant, Bill Pybas, of Guaranteed Builders, who stated that they are looking for relief from side setback lines on a preexisting, nonconforming lot. They wish to build a 20' x 24', 2-story, 2 car garage with one overhead door in front, which will be closer to the side setback line than the height of the building. Upon questions from the Board, it was determined that there will be no living quarters on the second floor, and the height of the building will be 22'. Questions were asked regarding soil conditions, topography, and shape of the lot. Mr. Kulesza opened the hearing to the public.

Wayne Sundquist, 50 Priscilla Ave., stated that he had not been notified of this proposal, and was not happy with it. The distance between the proposed building, and buildings on adjacent properties was not determined, and will need to be submitted on a new survey.

Mr. Wider made a motion to continue the hearing to June 7, 2017, at 7:00 P.M.; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous.

25 Rockwood Road, Village at Norfolk, Comprehensive Permit - present were Dan Hill, 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.; Jason Plourde, BETA traffic engineer; Jason Sobel, Green International; Bill McGrath, BETA; Tom Ryan, Ryan Associates.

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, revised 5/11/17 (10 pages). Also provided were plans entitled "Pre Development Drainage Map "The Village at Norfolk" in Norfolk, Massachusetts, prepared by Outback Engineering, Inc., dated February 21, 2017, revised 5/11/17; plans entitled "Post Development Drainage Map "The Village at Norfolk" in Norfolk, Massachusetts, prepared by Outback Engineering, Inc., dated February 21, 2017, revised 5/11/17; Plans entitled "Village at Norfolk, prepared by Ryan Associates, dated May 10, 2017, pp. L-1.0, L-1.01, L-1.1, L-1.2, L-2.1, L-3.0, L-3.1, L-4.0 revised 5/24/17, p. L-2.0 revised 5/23/17.

Mr. Kulesza resumed the public hearing at 7:15 P.M., stating that the Board wanted to begin by giving the applicant feedback on concerns regarding the project, with density being the main concern. General issues include the short driveways, no walkways on the streets, the open area is very small, limited snow storage, entrance & exit is challenging, generally congested. High retaining walls, septic pushed to edges. Mr. Goff elaborated on the planning issues such as the retaining walls on the north and south; southside neighbors will have 4' high retaining walls. Mr. Goff stated that Rockwood Road has been accepted as a National Historic District, and doesn't feel that the proposed stone edifice facing Rockwood Rd. conforms to that. Mr. Goff referred also to the 500' cul-de-sac bylaw, 22' wide travelways, which although approved for Boyde's Crossing, are not preferred. Mr. McGrath concurred that it is technically "constructible" from an engineering standpoint, although very dense, with abutting properties coming right up to the retaining walls. Mr. Wider elaborated on the cul-de-sac not being in line with our bylaws, and commented that the 3 units along Rockwood Road do not fit with the homes currently there. Mr. Hill expressed concerns about stormwater on the site, with little room for error, and limited open space.

Mr. Kulesza suggested scheduling a workshop next week, with an eye toward reducing density, perhaps by 8-12 units. Mr. Agostino responded that this is somewhat of a surprise, and that plans have been modified based on input from previous meetings, that does not include reduction in density. Mr. Agostino suggests going forward at the current density for preliminary plans, and refining in the final stages, if groundwater mounding or other analysis shows it to be necessary.

Mr. McGrath suggested that groundwater mounding could be looked at during the preliminary stages of planning, which the applicant agreed to. Mr. Hashem noted that complete testing could not be completed yet, due to lack of groundwater; Mr. Hill suggested having the Board of Health give a written summary of testing results to date.

Mr. Goff reiterated his feeling that the project is trying to fit everything in, at the expense of good planning.

Timothy Drolette, 27 Rockwood, questioned who would be at the workshop, stating concerns with his property and other properties at the front of the project, and placement of the stone wall and driveway into the property. Mr. Hill gave an overview of the purpose and structure of the workshop meeting.

Mr. Ryan, of Ryan Landscape, stated that the stone entry wall will be reviewed, in light of the historical designation of Rockwood Road. After showing the landscape plans, and after some commentary on the plans, discussion moved to drainage.

Mr. Pavlik reviewed general changes made to the plan. One primary change was concern about proposing to tie in to the town-owned access road, so that area was arranged into a cul-de-sac and some housing styles were changed. The other primary change was to change the sidewalk that wound through units 1-3 and out to Rockwood Road, to make it run with the main entrance roadway. Also, a detailed survey was done and a proposed sidewalk was included on the same side as the development. Regarding drainage, direct discharge to the town was eliminated and replaced with underground leaching beds. Additional test pits and soil testing were done and incorporated into the overall drainage and septic designs. Discussion ensued with relation to details of the drainage system.

Mr. Hill expressed concerns regarding a few items on the 2nd Peer Review Letter, prepared by BETA Engineering Group, Dated May 19, 2017, which were addressed by Mr. Pavlik and Mr. McGrath.

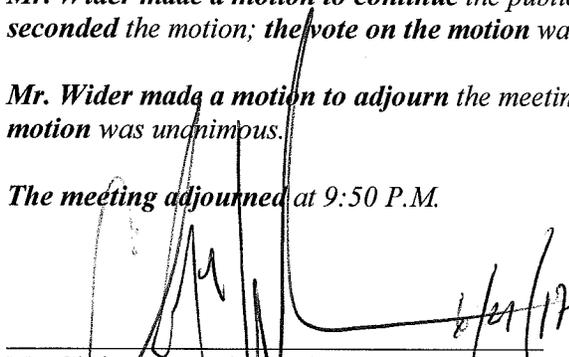
Discussion turned to Traffic. Mr. Plourde outlined the discussions between the applicant's traffic engineers and BETA, referring to the 2nd Traffic Peer Review Letter, prepared by BETA, dated May 22, 2017, and referring to the 1st Traffic Comment Response Letter, prepared by Green International Affiliates, Inc., dated May 11, 2017. It was agreed that more information needs to be submitted by Green International, and it would be best to have all comments in writing before addressing. Mr. Sobel did proceed with an overview of the informal comments that had been prepared, and will be submitting the written comments.

The date and time were set for the workshop: Monday, June 5, 2017, at 4:00 in the Land Use Conference Room.

Mr. Wider made a motion to continue the public hearing to June 21, 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 9:50 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.