

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

July 26, 2017

Zoning Board Members	Others
Michael Kulesza –Chairman ----- Present	
Robert Luciano –Vice Chairman --- Present	
Christopher Wider – Clerk ----- Present	
Joseph Sebastiano –Full Member --- Absent	
Donald Hanssen – Full Member ---- Present	
Devin Howe - Associate 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:

Mr. Wider made a motion to accept the minutes of June 21, 2017, as amended; Mr. Howe seconded the motion; the vote on the motion was 4-0 with Mr. Sebastiano abstaining.

PUBLIC HEARINGS:

18 Union St. (cont'd) - Mr. Kulesza announced that this hearing will be continued until such time as the applicant has completed hearings before the Planning Board.

2 Needham St. – Variance (cont'd) – Present was Bob Wooding, applicant.

Mr. Wider stated that this is a continuation to review a Variance for the setback at the rear of the property, where the applicant is proposing to put a 6’ x 8’ deck, which violates the setback requirements. Mr. Wider also stated that an amendment to Special Permit #2016-11 for this property had been previously approved, allowing the addition of a front porch that did not violate the setbacks to a greater extent than the original structure. The Board recognized Mr. Wooding, who stated that he would like to withdraw this request for a Variance.

Mr. Wider stated that discussions had been held with Town Counsel, David DeLuca, regarding Zoning Bylaw E.2.d. which states “Nothing herein shall prevent the projection of steps, porches (not exceeding 30 square feet in area)...into any required yard.” Mr. Wider stated that Attorney DeLuca said that Bylaw would apply in this case, as there must be a second egress according to state building code. Mr. Wooding was advised, therefore, that he could build a deck not exceeding 30 square feet in order to provide egress from the rear of the dwelling, by right and without need for a Variance.

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

Village Green – The Enclave - Comprehensive Permit

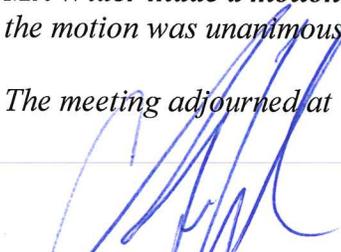
Mr. Wider made a motion that the Board invoke the provisions of Chapter 40B, 760CMR56.05(3), to the pending Comprehensive Permit application filed by Norfolk Housing, LLC, for the so-called "Enclave at Norfolk" project, and stay the commencement of the public hearing until there are no longer three Comprehensive Permit applications pending before the Zoning Board of Appeals that collectively propose the construction of more than 200 housing units. This stay has no specific date, it is until the Board completes one of the three hearings, at which time the date for commencement will be announced. Mr. Hanssen seconded the motion; the vote on the motion was unanimous.

Mr. Kulesza opened the meeting to public comment, and recognized Peter Chipman, of Overlea Road. Mr. Chipman asked if this project will now be put in a queue and was advised that it would. Mr. Chipman next asked, if a Housing Production Plan (HPP) were to be approved before one of the three current hearings closed, would the new standards of the HPP would apply to projects already in the queue. Mr. Kulesza stated that he didn't know the answer, but would find out and get back to Mr. Chipman.

Stephanie Ackley, of Boardman Street, asked if there is anything residents can do in the interim to minimize the effects of the developments in queue when they do come up for hearing. Mr. Wider answered that it is important for residents to educate themselves as much as possible on the current state of infrastructure, traffic studies, wildlife and other subjects of interest. Mr. Hanssen answered that there is a 180-day period that the public hearing may remain open, during which it is incumbent upon the developer to work with the town to make the project as palatable as possible for the town, and echoed Mr. Wider's advice that it is advisable to become as educated as possible.

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 7:32 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.