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

September 21, 2017

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

The duly posted meeting of the Zoning Board of Appeals convened at 12:00 P.M. Room 124 of the Norfolk Town Hall. Mr. Kulesza announced that this meeting was being audio recorded.

**PUBLIC HEARINGS:**

Present were Attorney Rob Knapik and Ted O’Harte, applicant

Mr. Kulesza announced that the purpose of the meeting is to stay the commencement of public hearings for the two 40B proposals named “Lakeland Hills” and “Lakeland Commons,” located at 144 Seekonk Street.

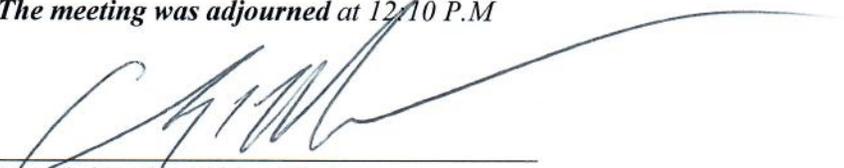
It was noted that the subject applications were received in this office on 9/5/17. Additionally, there is another pending 40B application, named “The Enclave,” which was submitted on 6/21/17, which has been stayed, and will be heard before Lakeland Hills and Lakeland Commons.

Mr. Kulesza opened the meeting to the public. Tony Centore, 27 Longmeadow Drive, Medfield, asked for particulars on 40B housing projects in Norfolk, and was referred to the Norfolk Municipal Housing Trust, and directed where to find additional information on upcoming ZBA meetings.

*Mr. Wider made a motion that the Board invoke the provisions of Chapter 40B regulation 760 CMR 56.05(3) to the pending applications for comprehensive permits filed by Lakeland Hills, LLC, and Lakeland Commons, LLC, for the projects “Lakeland Hills” and “Lakeland Commons,” respectively, and stay the commencement of the Board’s public hearing on the applications until there are no longer three comprehensive permit applications pending before the Board that collectively propose the construction of more than 200 housing units. Mr. Hanssen seconded the motion; the vote on the motion was unanimous.*

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

*The meeting was adjourned at 12:10 P.M*

  
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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.