

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

July 12, 2018

Zoning Board Members	
Chris Wider – Chairman ----- Present	Bob Luciano - Associate Member ----- Present
Michael Kulesza – Vice Chairman --- Present	Medora Champagne – Assoc. Member --- Present
Donald Hanssen – Clerk ----- Present	Amy Brady – Administrative Asst. - ----- Present
Joseph Sebastiano –Clerk ----- Present	
Devin Howe – Full Member ----- Present	

The duly posted meeting of the Zoning Board of Appeals convened at 7:00 P.M. in Room 124 of the Norfolk Town Hall.

PUBLIC HEARINGS:

Village Green – The Enclave – (hearing continued from 5/30/18)

Present were Thomas DiPlacido, DiPlacido Development Corp., Project Manager; Matt Mrva, Bohler Engineering

Plans and documents presented and referred to were a PowerPoint presentation by Matt Mrva of Bohler Engineering, entitled “The Enclave at Norfolk, Zoning Board of Appeals, July 12th, 2018.”

Mr. Wider recognized Mr. DiPlacido who said that members of his team had met with Cliff Boehmer of Davis Architects along with a couple of members of the ZBA and attorneys from each side. Matt Mrva of Bohler Engineering will be making a presentation that takes into consideration comments made at that meeting. Mr. DiPlacido said that there will be tri- and quadplexes, and noted that quads are not as marketable due to having interior units; cost per square foot increases as well due to fire protection standards. The unit count went up from 56 to 59. Mr. DiPlacido also mentioned potential off-site enhancements, such as widening Village Green, and putting a sidewalk on Cleveland Street between Village Green and Rockwood Road.

Mr. Mrva noted that walkability, eliminating some of the 18’ wide driveways, and distributing some of the green areas throughout the site were some items that came out of the work session. One suggestion by Mr. Boehmer was to tier the density down the hillside, with single story duplexes remaining at the top, medium density in the mid-tier and higher density at the bottom. The main drive into the development is 24’ wide and continues as such down to the cul-de-sac. The mid-tier section consists of 4 triplexes, with one in the rear. There are 4 quads in the rear. The consolidation of units allowed for more green pockets. There is a sidewalk around the main green area that extends into the cul-de-sac and around the loop, and there are connections between the rear units into the open space. There is an entry feature consisting of a paved plaza with a sign wall. Every unit now has a private backyard. On-street guest parking is also increased.

Mr. Hanssen asked if the configuration of the cul-de-sac had changed; it had not except that one unit was realigned and one was made into a pocket park. Mr. Sebastiano asked about the stormwater feature at the bottom of the area; Mr. Mrva showed that it was still there, but was now more linear; any stormwater feature will still need to be sized as the plan is developed more, so it is shown there as a placeholder. Mr. Sebastiano asked if there was a place for maintenance trucks to pull off, and Mr. Mrva said that hadn’t been definitely defined yet. There are 4 quads, 5 triplexes, 14 duplexes proposed. Mr. Kulesza expressed displeasure with the new plan as being too dense, there are too many units. Mr. Hanssen said he is very opposed to quad units. Atty. Hill suggested perhaps a “garden style” as opposed to “townhouse” configuration for the quads, but it was felt that this would not be appealing to buyers, and might also necessitate an elevator, and was not deemed feasible; Mr. DiPlacido suggested alternatives leaving the quads intact, but reconfiguring some of the tri- and duplexes. Mr. Kulesza suggested going back to all duplexes and reducing the number of units. Mr. Wider said it sounds

like there are just too many units on this area of land. Mr. DiPlacido referred back to the previously submitted plan with only duplexes, which was more appealing to all, and asked for direction from there. Mr. Sebastiano pointed to a couple of units that might be removed. Mr. Kulesza said he felt that 40 units would be appropriate for this project; Mr. Wider concurred that 40 units is about right; Mr. DiPlacido said he would have to go back and talk with the Norfolk Holdings group. Mr. DiPlacido asked if the Board was looking for density similar to the other 40Bs in town, and Mr. Wider responded no, that would not necessarily be the criteria, as some of those are too dense, in retrospect; but 56 units was just too many. Atty. Hill said maybe higher density in developments near the train stations made a little more sense. Atty. Hill also said that density may not be just the number of units, but the “feel” of the development is what counts; maybe even 40 would be too many, depending on the layout. Atty. Hill said the intention of having more multi-unit buildings was to create more green space, but the plan presented did not reflect that. Mr. Wider said in visiting similar developments, he finds privacy to be the chief concern. Mr. Howe referred to the straightaway at the top, which appears to be about 900’ long. Mr. DiPlacido said the units along that stretch were situated based on conversations with abutters; Mr. Mrva noted that those units had been lowered, and fill moved to the other side of the property. Mr. DiPlacido asked if having a looped road was a necessity; Mr. Wider said he was not opposed to removing the loop.

Mr. DiPlacido summed up the potential changes that he would take back to Norfolk Holdings, and suggested they might have a new concept by next week. Mr. DiPlacido said that a meeting was scheduled for the Abbyville projects next week, but due to ongoing work by LSPs, they would likely be requesting a continuance. He suggested The Enclave be heard in its place. This meeting is scheduled for the Freeman Kennedy School Cafeteria.

Mr. Wider opened the hearing to public comment. Tony Centore (sp?), a Medfield resident, stated that in his experience, seniors like the ranch styles home, similar to Village at River’s Edge, and a gathering place. Claudia Wilkinson, Village Green, expressed surprise at the increase in units, and concern with increased traffic, in addition to the look and feel impact on the existing neighborhood. Ms. Wilkinson also said it would be appealing to have pedestrian access toward center of town; Mr. DiPlacido said it would take some further investigation, and likely need to be addressed by the Conservation Commission.

Mr. Kulesza made a motion to continue the public hearing for The Enclave to July 18, 2018, at 7:00 P.M.; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous.

NEW BUSINESS:

Discuss ZBA Regulations – Fees, Postcard Mailings, # copies, admin. and other potential changes – Rich McCarthy, Town Planner, stated that the a change to the fee structure was approved at the May Town Meeting to enable payment of advertising fees into a revolving fund, apart from the application fee. Currently advertising fees are paid out of the application fee. In addition, the ZBA Special Permit Fee is lower than the Planning Board’s Special Permit Fee; Mr. McCarthy suggests equalizing them at \$500.00. The application fee covers time spent reviewing the application by the Town Planner, and the administrative time and materials expense of phone calls, emails, copies, scans, distributions, mailings, etc. Mr. McCarthy explained that after discussions tonight, a draft of new Regulations would be prepared and voted on at a future Public Hearing (after advertisement in accordance with Chapter 40A) perhaps on August 15. In response to Mr. Kulesza, Mr. McCarthy said that the new fees would be in line with surrounding towns. Other suggested changes to the Regulations include clarifying in the Quorum section, that while 4 concurring members are needed for voting on Special Permits, Variances, and Appeals, only 3 members are required for general business matters. The meeting time in the Regulation is currently 7:30 P.M. although the Board actually meets at 7:00 P.M. The number of plans called for in the Regulations need to be reduced, and also changed to reflect an electronic copy, as well as to allow electronic transmission to other departments. Another change is to allow mailing of a postcard to notify abutters of hearings and decisions. Changes and updates in will be made to applications in accordance with these Regulation changes. General administrative changes will also be made to the Regulations and applications. Mr. McCarthy asked the board for input. Mr. Kulesza asked if the applications are reviewed to see if the proper bylaws are being referenced, the

application is filled out correctly, etc. and Mr. McCarthy said he would come up with some ideas for a policy/procedure for that.

Mr. Wider asked if Zoning Bylaw changes are being looked at, and Mr. McCarthy said they are. A grant has been applied for, for changes to the B-1 zoning district that will necessitate some changes, and he does have a list for some others, such as the aquifer bylaw in relation to the new Holbrook St. well, and consolidating aquifer maps onto our zoning map. Mr. Wider mentioned a few areas of inconsistency in the town bylaws that should be looked at, and will speak with Mr. McCarthy about that. Mr. Hanssen mentioned that the bylaw for ^{FINE} ~~fining~~ should be looked at. Mr. Howe requested that we incorporate language mandating that applicants submit information a week prior to meeting, and Mr. Wider said the board needs to start enforcing that in practice; he said the same should apply to a 48 hour notice for cancellations; Mr. Howe said there should be some “wobble room” for substantial reasons. Mr. McCarthy said he will look into finding appropriate language for that. Mr. Wider said that bylaw D.1.a.1. specifically needs to be looked at regarding land clearing.

Subsidized Housing Inventory Worksheet

Mr. McCarthy summarized the sheets he had handed out, showing where the town currently stands with the affordable subsidized housing inventory, and where it is heading. Discussion ensued regarding Safe Harbor. The need for pushing developers to complete the 40B units in a timely fashion was discussed. It was noted that Wrentham and Plainville have reached their 10% quota, but they have approved 200-unit rental properties. Discussion ensued regarding the potential for a 40B development on Route 1A. Mr. McCarthy noted that there is very little sewer in town, which affects the possibility of higher density projects. Whether or not more sewer in the center of town makes sense is one area that will be looked at with the grant mentioned earlier.

Mr. Kulesza made a motion to adjourn the meeting; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous.

The meeting was adjourned at 8:50 P.M


Mr. Joseph Sebastiano, 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.