

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

July 18, 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 ----- Absent	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 the cafeteria of the Freeman Kennedy School.

**PUBLIC HEARINGS:**

**The Preserve at Abbyville** – (cont’d from 6/6/18)

**Abbyville Commons** – (cont’d from 6/6/18)

Mr. Wider announced that the developers had asked for continuances in order to allow the LSPs more time to complete their reviews.

*Mr. Kulesza made a motion to continue the public hearings for The Preserve at Abbyville and Abbyville Commons to August 1, 2018, at 7:00 P.M., in Room 124 of the Norfolk Town Hall; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous.*

**Village Green – The Enclave** – (cont’d from 7/12/18)

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 Thomas DiPlacido, entitled “The Enclave at Norfolk, Zoning Board of Appeals, July 18th, 2018.”

Mr. DiPlacido began his presentation with a review of density in the various 40B developments in town, and then referred the “Revised Alternative Layout” plan from the May 30, 2018, meeting, which seemed to be the more preferred plan to date. Mr. DiPlacido showed a sketch of a plan made based on that one, with 48 units, which was progressed into the next iteration of 48 units with a less linear feel. Aspects of this plan were discussed.

Mr. Wider said that comparing density to the other developments wasn’t necessarily correct; density in the center of town would be higher, and hindsight showed that perhaps more units were allowed than should have been at 84 Cleveland Street. Mr. Wider said that 4.1 units per acre was good improvement over 4.8, and the current plan is more appealing than the previous, although he felt there were still too many units. Mr. Kulesza agreed it was going in the right direction, but said the challenge is that it is in a rural neighborhood, and the unit count needs to be lower. Mr. DiPlacido responded that the Pro forma would not allow for fewer units, but he would go back to Norfolk Holdings and see what could be worked out. He asked if the number of units were reduced and the age restriction removed, would that be acceptable? Some discussion ensued regarding the impact on schools. Mr. Kulesza said there had been discussions with the Planning Board and there may be some flexibility on the maximum length of a cul-de-sac for an 8-10 home conventional subdivision.

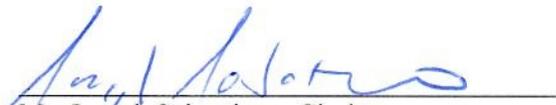
Mr. Wider opened the meeting to public comment. Al Rao, Village at River's Edge, said that what is most important to him as a homeowner in a development such as this is privacy on his deck in the rear, more than proximity to his next door neighbor. Claudia Wilkinson, Village Green, addressed the subject of pedestrian access and said a connection right to Rockwood might be better than one through Juniper to Boardman.

Discussion turned to scheduling the next meeting, potentially August 1. Mr. DiPlacido asked if there would be opportunity for a working session prior to that; Mr. Wider said they would work on it.

**Mr. Kulesza made a motion to continue the public hearing for The Enclave to August 1, 2018, at 7:15 P.M. in Room 124 of the Norfolk Town Hall; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous.**

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

**The meeting was adjourned at 7:38 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.