

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

October 3, 2018

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

The duly posted meeting of the Zoning Board of Appeals convened at 7:00 P.M. in Room G-07 of the Norfolk Town Hall. Mr. Sebastiano announced that this meeting was being audio and video recorded.

**PUBLIC HEARINGS:**

The Enclave - (cont'd from 8/1/18)

*Mr. Hanssen made a motion to continue the hearing for The Enclave to October 17, 2018, at 7:10 P.M. at the King Philip Middle School; Mr. Luciano seconded the motion; the vote on the motion was unanimous.*

17 Lawrence St – The Preserve at Abbyville and Abbyville Commons – (hearings continued from 9/5/18)

*Mr. Hanssen made a motion to continue the hearings for The Preserve at Abbyville and Abbyville Commons to October 17, 2018, at 7:00 P.M. at the King Philip Middle School; Mr. Luciano seconded the motion; the vote on the motion was unanimous.*

**APPOINTMENT:**

Bisher Hashem, Request for Modification to Comprehensive Permit, 84 Cleveland Street (per BOH)

Mr. Sebastiano recognized Bisher Hashem, who explained where the septic tank was to go on the original plan, and said that the Board of Health was not satisfied with the amount of material covering the tank. He showed where the tank is to be relocated to in order to satisfy the BOH requirements, as leaving it where it was would have required a waiver the BOH would not grant. The new plans, entitled “Lakeland Farms Townhouse Community Site Plan Set,” dated April 19, 2016, revised September 18, 2018, were prepared by Andrews Survey & Engineering, Inc. Mr. Hashem noted that because of this move, some of the guest parking spaces on site will need to be relocated, and the wall modified as well. In addition, he mentioned that the straight concrete berms currently approved tend to crumble easily, and they are proposing to change to sloped Cape Cod berm; engineers and the Town Planner agree.

Bill McGrath, BETA Engineering was asked to review the revised plans, and submitted a letter on October 3, 2018. Mr. McGrath stated that he agrees the 7 parking spaces need to be moved, and the wall modified. Six of the spaces went to where Mr. Hashem had pointed on the plan, and one went more to the rear of the site. Mr. McGrath concurred with the proposed change to Cape Cod berm. Mr. McGrath said this is a minor modification, in his opinion.

In response to questions from the Board, Mr. Hashem said there is no change to where snow will be stored, and it will not be stored on top of the septic tank.

Kathy Kubit, 88 Cleveland Street, expressed concern that six of the parking spaces are being moved to an area where there are already six spaces proposed, and will mean headlights sweeping the windows of her house. Mr. Hashem responded that there is a row of houses with fences between them, between the parking spaces and her home, and she should not see any headlights. Eoghan Kelley, Stonebridge Homes, added that the parking spots are also 6 feet lower in elevation than her home.

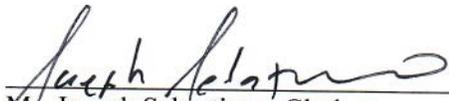
**Mr. Hanssen made a motion** to grant a request for a minor modification to the Comprehensive Permit for Lakeland Farms, 84 Cleveland Street, to relocate the septic tank, relocate 7 parking spaces, reconfigure the retaining wall, and replace vertical curb with sloped Cape Cod berm; **Mr. Luciano seconded the motion; the vote on the motion was unanimous.**

Bob McGhee, Request for Modification to Comprehensive Permit, 25 Rockwood Road (per DPW)

The board members briefly discussed what was being requested, but in the absence of Mr. McGhee, the discussion will be delayed until October 17.

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

*The meeting was adjourned at 7:24 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.