

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

December 5, 2018

Zoning Board Members	
Chris Wider – Chairman ----- Present	Bob Luciano - Associate Member ----- Present
Michael Kulesza – Vice Chairman --- Absent	Medora Champagne – Assoc. Member --- Present
Joseph Sebastiano – Clerk ----- Present	Amy Brady – Administrative Asst. - ----- Present
Don Hanssen – Full Member ----- Present	Richard McCarthy, Town Planner ----- Present
Devin Howe – Full Member ----- Absent	

The duly posted meeting of the Zoning Board of Appeals convened at 7:05 P.M. in Room 124 of the Norfolk Town Hall. Mr. Wider announced that the meeting was being audio and video recorded.

PUBLIC HEARINGS:

4 & 6 Hill Street Special Permits (cont'd from 9/19/18)

Mr. Wider announced that this hearing would be continued at the request of the applicant.

Mr. Sebastiano made a motion to continue the public hearing for 4 & 6 Hill Street to March 6, 2019, at 7:00 P.M., in Room 124 of the Norfolk Town Hall; Mr. Hanssen seconded the motion; the vote on the motion was unanimous.

6 Hill Street Appeal (cont'd from 9/19/18)

Mr. Wider recused himself from the discussion, motion and vote; and left the room. Mr. Sebastiano announced that this hearing would be continued at the request of the applicant.

Mr. Hanssen made a motion to continue the public hearing for 6 Hill Street Appeal to February 6, 2019, at 7:00 P.M., in Room 124 of the Norfolk Town Hall; Mr. Luciano seconded the motion; the vote on the motion was 4 aye – 0 nay – 1 abstaining.

NEW BUSINESS/OLD BUSINESS:

84 Cleveland Street –Bill McGrath, BETA Engineering, construction reviewer for the project, discussed BETA’s review of drainage system, which had already been installed. Mr. McGrath said that BETA had obtained about 340 photographs of various stages of the construction from the contractor, and prepared a memo dated November 30, 2018. BETA feels that the drainage was installed properly and has asked the contractor to provide a statement to the town confirming that installation was done to town standards. Mr. Hashem will provide a report.

Mr. McGrath further stated that BETA had assessed the project’s cost to complete, and an estimate was provided, dated 11/30/18, in the vicinity of \$600,000.00. Bisher Hashem, the developer, stated that his estimate was very different, and discussion ensued with regard to the cost for Mr. Hashem to complete the project with his current contracts vs. the cost for the town to complete at prevailing wages and material costs should that situation come to pass. Responsibility regarding private vs.

public areas in the project was also discussed. Mr. McCarthy, Town Planner, suggested that potential buyers be made aware that they are buying into a phased development. It was decided that the project would be bonded in phases, with the initial bond, for the initial 11 buildings, to be secured at \$200,000.00. Upon completion of the first phase, BETA will re-evaluate the project and a new bond, up to \$200,000.00 will be required.

Mr. Sebastiano made a motion to request a bond in the amount of \$200,000.00 for the first 11 units of Lakeland Farms, with 2 subsequent bonds to be issued in amounts not to exceed a total of \$600,000.00 for the entire 32 units; Mr. Luciano seconded the motion; the vote on the motion was unanimous.

PUBLIC HEARINGS: (cont'd from above)

9 Fruit Street (cont'd from 10/17/18)

Mr. Wider announced that the applicant has asked for a continuation due to a work conflict.

Mr. Sebastiano made a motion to continue the public hearing for 9 Fruit Street Special Permit to January 2, 2019, at 7:00 P.M., in Room 124 of the Norfolk Town Hall; Mr. Luciano seconded the motion; the vote on the motion was unanimous.

Preserve at Abbyville (cont'd from 11/14/18)

Abbyville Commons (cont'd from 11/14/18)

Mr. Wider announced that the Town requested a continuance of the applicant, due to the unavailability of consultants, and the developer agreed to the continuation.

Mr. Sebastiano made a motion to continue the public hearings for The Preserve at Abbyville and Abbyville Commons to Thursday, December 20, 2018, at 7:00 P.M., in the King Philip Middle School auditorium; Mr. Luciano seconded the motion; the vote on the motion was unanimous.

NEW BUSINESS: (cont'd)

Discuss/Appoint Liaison to B1 Zoning District Planning Committee – Mr. McCarthy said that a grant had been received for a Study Committee to ensure that current B-1 zoning requirements correspond with the “vision” of the town’s Master Plan. The working committee will be advisory in nature, comprised of one member from each of the following groups: ZBA, Selectmen, Planning Board, Advisory Board, and the Board of Health; 2 property owners; and 2 business owners. The committee will meet with the Town Planner and Metropolitan Area Planning Council (MAPC) representatives over the course of the study (approximately 4-6 months); there will be evening meetings, probably not more than 3 or 4 in total, with homework outside of the meetings. Mr. Wider said he had spoken to Devin Howe who is amenable to serving on the committee, if no other members would prefer serve.

Mr. Sebastiano made a motion to nominate Devin Howe to the B1 Zoning District Planning Committee; Mr. Hanssen seconded the motion; the vote on the motion was unanimous.

MINUTES:

November 14, 2018

Mr. Hanssen made a motion to approve the minutes of November 14, 2018; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous.

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

The meeting was adjourned at 7:57 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.