

Zoning Board of Appeals
 One Liberty Lane
 Norfolk, MA 02056
 March 20, 2019
 7:00 P.M.

Christopher Wider – Chair ----- Present	Medora Champagne – Associate Member-- Present
Michael Kulesza – Vice Chair ----- Present	Robert Luciano – Associate Member ----- Present
Joseph Sebastiano – Clerk----- Absent	Amy Brady – Administrative Assistant----- Present
Donald Hanssen – Member ----- Present	
Devin Howe – Member ----- Present	

The duly posted meeting of the Norfolk Zoning Board of Appeals convened at 7:00 P.M. Room 124 of the Norfolk Town Hall. Mr. Wider announced that the meeting was being video- and audiotaped. Mr. Kulesza arrived at 7:20 P.M.

MINUTES:

January 2, 2019

Mr. Hanssen made a motion to accept the minutes of 1/2/19; Mr. Howe seconded the motion; the vote on the motion was unanimous.

January 31, 2019

Mr. Wider stated that the word “stated” was left out on page 2 of 5.

Mr. Hanssen made a motion to accept the minutes of 1/31/19; Mr. Howe seconded the motion; the vote on the motion was unanimous.

PUBLIC HEARINGS:

Village Green, The Enclave (cont’d from 3/6/19)

Mr. Wider called the continued public hearing to order. Mr. Hanssen recused himself from the hearing.

Present were Atty. Dan Hill; Bill McGrath, BETA Engineering; Tom DiPlacido, Project Manager; Attorney John Smolak; Randy Miron, Bohler Engineering

Plans and documents presented and referred to were a letter from BETA to the ZBA, re: “Comprehensive Plan – Landscape Design,” dated 3/5/19; 2 sets of architectural plans entitled “Proposed Buildings for The Enclave at Norfolk” [Buildings B and C] prepared by HPA Design, Inc., dated 3/6/19, revised through 3/19/19; letter to Bill McGrath from Glen Fontecchio, Architect, dated 3/12/19; GIAI letter to Jason Plourde, re: “The Enclave Revised Traffic Impact Analysis,” dated 3/15/19 Memorandum from DPW to ZBA, dated 3/20/19; “Sidewalk Exhibit Plan, prepared by Bohler Engineering, dated 3/11/19; letter from BETA dated 3/12/19 regarding traffic; memo to the ZBA from Wade Saucier, Board of Health Agent, regarding “List of Waivers,” dated 3/18/19

Mr. DiPlacido reviewed new architectural plans submitted as a result of comments from Glen Fontecchio, peer review architect. There were no changes to Building A. On Building B, with a side entrance, was reconfigured to a front-entry. Building C (ranch) a porch was added across the front to create a covered entry. Because some owners may want to slightly modify their unit, Mr. DiPlacido suggested limiting the

overall duplex size to 5,500 s.f., rather than calculating the impervious are for individual lots. Mr. McGrath spoke on behalf of Glen Fontecchio, stating that he was satisfied with the changes made.

Mr. Miron referred to the DPW memo, stating they were amenable to most comments, but wanted to discuss a few. First, the request for an additional water review; the first plan had 56 units, this one is less dense with only 40 units. Regarding brick pavers, the developer would like the Board's opinion. Regarding the sidewalk, Mr. McGhee (DPW Director) indicated that he was reviewing it and would provide comments by 3/30/19; Mr. Miron showed the plan, and indicated areas where there would be crosswalks, which are not depicted. Mr. Miron reviewed discussions they've had with the Conservation Commission regarding the Boardwalk. The plan indicates a drainage easement on an abutter's property on Juniper Lane, which runs into Norfolk Holding's property; the boardwalk is proposed to run along the edge of the easement, on Norfolk Holding's property; Mr. DiPlacido stated that the DPW remarked that this layout would also be beneficial to them, in order to get to the headwall at the end of the drainage easement; in response to Mr. Howe's question, Mr. DiPlacido said they would try to meander through, without removing any trees.

Mr. McGrath addressed the outstanding traffic issues, and said all had been addressed satisfactorily. Regarding landscape, LAs from both sides had met, and outstanding issues have been resolved, including using 3" to 3-1/2" caliper trees; the applicant agreed to add some shrubs around the buildings; potential interference with leaching fields by trees will need to be discussed after the systems are designed; screening around some detention basins will be added.

At this point, the Board turned to discussion of waivers. Upon completion of this discussion, the Board decided to wait to review conditions until everyone had had a chance to review them.

Mr. DiPlacido addressed the DPW Director's recent comments regarding his preference to leave the road as a private way, saying that he doesn't think that would be fair, given that there is a trail available for public access through the property. Mr. Wider said the ZBA would speak with Mr. McGhee and explain that.

Mr. Howe discussed an offsite area he had mentioned previously, that drains into the site but is not addressed in the stormwater report. Mr. Miron said that it would be addressed.

Mr. Kulesza made a motion to continue the hearing for Village Green, The Enclave, to April 3, 2019, at 7:00 P.M. at the Norfolk Town Hall; Mr. Howe seconded the motion; the vote on the motion was unanimous.

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

The meeting was adjourned at 8:50 P.M.


Joseph Sebastiano, Clerk



**TOWN OF NORFOLK
ZONING BOARD OF APPEALS**

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CERTIFICATION PURSUANT TO G.L., Ch.39, §.23D
(ACCEPTED UNDER ARTICLE 12
OF THE SPECIAL TOWN MEETING
OF OCTOBER 24, 2006)

DATE: 4/24/19
APPLICANT'S NAME: Norfolk Holdings, LLC
PROJECT NAME/LOCATION OF PROPERTY: The Enclave
Village Green
CASE NO: 2017-09
ASSESSORS' REFERENCE: Map _____ Block _____ Lot _____

I, Joseph Sebastiano hereby certify that I have examined
all evidence received at the one (1) session of the public hearing in the above matter held

3/20/19 including (check all that apply):

- An audio/video recording
 Minutes (Pending)
 Other supporting plans & documents

Joseph Sebastiano
Signature Board Member