

Zoning Board of Appeals
 One Liberty Lane
 Norfolk, MA 02056
 May 1, 2019
 7:00 P.M.

Christopher Wider – Chair ----- Present	Medora Champagne – Associate Member-- Absent
Michael Kulesza – Vice Chair ----- Absent	Robert Luciano – Associate Member ----- Present
Joseph Sebastiano – Clerk----- Present	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 7:15 P.M. Room G-07 of the Norfolk Town Hall. Mr. Wider announced that the meeting was being video- and audiotaped

PUBLIC HEARINGS:

273 Dedham Street – Special Permit Request

Mr. Sebastiano read the Public Notice into the record. Present were Lisa Whelan, attorney; Tim O’Toole, applicant; Kurt Maloof; Jim Susi, United Consultant, Inc.

Plans presented and referred to were entitled “Parking Plan, 273 Dedham Street, Massachusetts, Prepared for 269 Dedham Street, LLC,” prepared by United Consultants, Inc. (UCI), dated March 14, 2019

Ms. Whelan stated that they had been going through site plan approval with the Planning Board, and were hoping for an approval tonight. The applicant is building a 10,000 s.f. building on the site, which is adjacent to 269 Dedham Street, also owned by the applicant. The applicant is seeking a Special Permit for parking in the front of the building, as wetlands limit their ability to meet the required number of spaces on the side and in the back. A total of 14 spaces are requested in the front, 2 of which will be handicapped accessible. Kurt Maloof operated a lawn & garden equipment business and a used car sale and repair operation out of #269; the intent is to move those businesses into #273, where there is room for additional tenants as well.

Mr. Hanssen asked about the lots shown on the plan; Atty. Whelan said that Lots 2 & 3 together make up 269 Dedham Street; an Approval Not Required (ANR) plan has been submitted to combine Lots 4 & 5, where the new building will be located; the new lot will be known as Lot 45.

Mr. Hanssen questioned if the building was within the 100’ buffer zone, as seemed to be indicated on the plans. Mr. Susi confirmed that it is, but it is outside of the 50’ buffer, which he said is a ConCom requirement. Lawn & garden equipment and used cars will be in the display area.

Mr. Sebastiano made a motion to close the hearing for 273 Dedham Street; Mr. Hanssen seconded the motion; the vote on the motion was unanimous.

9 Chestnut Road, SP - add’n to non-conforming (garage & family room)

Mr. Sebastiano read the Public Notice into the record. Present were Bruce Wilson, Professional Land Surveyor, GW Site Solutions; John Sullivan, builder.

Plans presented and referred to were entitled “Addition Plan, James & Maurita Baker, 9 Chestnut Road,” dated 3/18/19, prepared by GW Site Solutions.

Mr. Wilson said they want to expand the house with a porch and garage, and master bedroom over the porch area; the floor layout will be reconfigured so that it remains a 2 bedroom dwelling; the current dwelling is

nonconforming, and meets no setback requirements. The proposed addition would be less nonconforming, and the impervious cover would be under 20%; it complies with the height requirements.

Mr. Sebastiano made a motion to close the hearing for 9 Chestnut Road; Mr. Hanssen seconded the motion; the vote on the motion was unanimous.

39 Leland Road, SP - add'n to non-conforming (dormer & roof deck)

Mr. Sebastiano read the Public Notice into the record. Present was Martin Pearson. Plans presented were prepared by Martin Pearson.

Mr. Pearson gave an overview of the project. A dormer will be put on the back, and the current first floor roof will become a second floor deck; nothing will be more nonconforming.

Mr. Sebastiano made a motion to close the hearing for 39 Leland Road; Mr. Luciano seconded the motion; the vote on the motion was unanimous.

81 Pond Street, Appeal of Building Commissioner's Decision (Request for Continuation received)

Mr. Sebastiano read the Public Notice into the record. The applicant has asked for a continuation.

Mr. Hanssen made a motion to continue the hearing for 81 Pond Street to June 5, 2019, at 7:00 P.M.; Mr. Luciano seconded the motion; the vote on the motion was unanimous.

DELIBERATIONS:

273 Dedham Street – Special Permit Request

Findings of fact for the decision were discussed; the criteria addendum was reviewed.

Mr. Sebastiano made a motion to grant the Special Permit in accordance with Norfolk Bylaw F.7.e. for 273 Dedham Street; Mr. Hanssen seconded the motion; the vote on the motion was as follows:

Robert Luciano	– yes to grant
Devin Howe	– yes to grant
Joseph Sebastiano	– yes to grant
Donald Hanssen	– yes to grant
Christopher Wider	– yes to grant

9 Chestnut Road – Special Permit Request

Findings of fact for the decision were discussed; the criteria addendum was reviewed.

Mr. Sebastiano made a motion to grant the Special Permit in accordance with Norfolk Bylaw F.7.e. for ~~273 Dedham Street~~; Mr. Howe seconded the motion; the vote on the motion was as follows:
9 Chestnut St

Robert Luciano	– yes to grant
Devin Howe	– yes to grant
Joseph Sebastiano	– yes to grant
Donald Hanssen	– yes to grant
Christopher Wider	– yes to grant

39 Leland Rd

~~9 Chestnut Road~~ – Special Permit Request

Findings of fact for the decision were discussed; the criteria addendum was reviewed.

Mr. Sebastiano made a motion to grant the Special Permit in accordance with Norfolk Bylaw F.7.e. for
~~273 Dedham Street; Mr. Hanssen seconded the motion; the vote on the motion was as follows:~~
39 Leland Rd - Mr. Howe

Robert Luciano	– yes to grant
Devin Howe	– yes to grant
Joseph Sebastiano	– yes to grant
Donald Hanssen	– yes to grant
Christopher Wider	– yes to grant

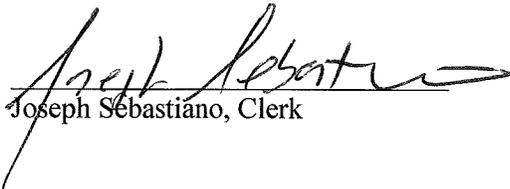
MINUTES:

March 6, 2019

Mr. Sebastiano made a motion to accept the minutes of March 6, 2019; Mr. Hanssen seconded the motion; the vote on the motion was unanimous.

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

The meeting was adjourned at 8:42 P.M.


Joseph Sebastiano, Clerk