

Zoning Board of Appeals
 One Liberty Lane
 Norfolk, MA 02056
 May 22, 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----- 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 7:10 P.M. Room 124 of the Norfolk Town Hall. Mr. Wider announced that the meeting was being video- and audiotaped

PUBLIC HEARINGS:

The Preserve at Abbyville (cont'd from 4/3/19)
Abbyville Commons (cont'd from 4/3/19)

Mr. Wider announced that the applicant for the above hearings has asked for a continuation. The P&S has expired, and they are investigating site control questions. He reviewed that a report has been submitted to DEP regarding PCBs on the site; we are waiting for a report from DEP, and the applicant is working with remediation companies to help the owners determine what the cost of removal of the PCBs will be. Mr. Wider said that it is the purview of Mass Housing to determine if the 40B can still go through since the P&S has expired.

Mr. Kulesza made a motion that Mass Housing, as the subsidizing agency for The Preserve at Abbyville and Abbyville Commons, consider pursuant to Ch 40B, 760 CMR 56.04 whether the applicant for these projects continues to have site control for the land that is the subject of these project applications, given the expiration of the Purchase & Sale agreement for the project site; and also to request that they review an application for the Lorusso property, whether it requires a new 40B application;

Sandra Myatt, 8 Eric Road, stated her opinion that the ZBA has power right now to deny the application based on the site control question; she said she had an alternate motion, and Mr. Wider said she could tell the Board what it is. Ms. Myatt read the application into the record, and wondered why the board is entertaining the application in spite of the “unknowns.” Mr. Wider responded that they are entertaining the application because Mass Housing has not ruled that the applicant does not have a 40B project. Mr. Myatt asked about the timeframe; Mr. Wider said the next meeting is July 17, 20 they would write the letter the next day and give Mass Housing 45 days to respond. Ms. Myatt asked if the environmental concerns would be expressed to Mass Housing, and Mr. Wider said they would. Karen McCabe, Lawrence Street, asked why the next meeting will not be scheduled until July 17; ultimately, it was agreed to schedule the hearing in June, in case an answer is received by Mass Housing by then.

Mr. Sebastiano seconded the motion; the vote on the motion was unanimous.

Mr. Sebastiano made a motion to continue the hearings for The Preserve at Abbyville and Abbyville Commons to June 19, 2019 at 7:00 P.M.; Mr. Howe seconded the motion; the vote on the motion was unanimous.

At 7:33 P.M. Mr. Kulesza excused himself to attend another meeting, and the board turned to review of the ZBA Rules & Regulations with Mr. McCarthy. Mr. McCarthy also talked about the need for including on-line permitting in the regulations. Changes to fees and the fee structure were also discussed, particularly with

regard to separating advertising fees from the application fee. A new draft will be drawn up for discussion at a future meeting.

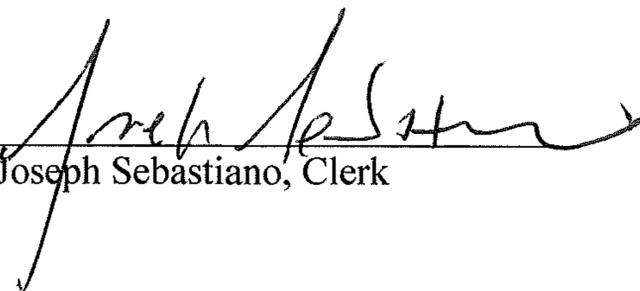
MINUTES:

March 20, 2019 – **Mr. Hanssen made a motion to accept the minutes of April 10, 2019; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous.**

April 3, 2019 – **Mr. Howe made a motion to accept the minutes of April 17, 2019; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous.**

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

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


Joseph Sebastiano, Clerk