

Zoning Board of Appeals
 One Liberty Lane
 Norfolk, MA 02056
 November 6, 2019
 7:00 P.M.

Christopher Wider – Chair ----- Present	Josephine Cordahi – Associate Member --- Absent
Michael Kulesza – Vice Chair ----- Present	Timothy Martin – Associate Member ----- Present
Joseph Sebastiano – Clerk----- Present	Amy Brady – Administrative Assistant----- Present
Donald Hanssen – Member ----- Absent	
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

APPROVE MINUTES:

October 16, 2019 - Mr. Howe made a motion to accept the minutes of October 16, 2019; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous

PUBLIC HEARINGS:

194 Main St, Comprehensive Permit, “The Residences at Norfolk Station” (cont’d from 10/06/19)

Mr. Wider announced that he would recuse himself from this hearing due to a financial relationship with the applicant. Mike Kulesza will be chairing this hearing.

Plans presented and referred to were entitled “Comprehensive Permit Plan, The Residences at Norfolk Station, 194 Main Street, Norfolk, MA,” prepared by Zenith Consulting Engineers, LLC (ZCE) dated August 29, 2018, Rev. through 10/31/19; “Vehicle Turning Plan” prepared by (ZCE) dated 11/5/19; “Residences at Norfolk Station rendering, dated 11/6/19, prepared by Rescom Architectural, Inc.; “Residences at Norfolk Station,” pp. A1-A10, dated 10/24/19, prepared by Rescom; Letter from Deputy Fire Chief to ZBA, dated 11/6/19; Response letter from ZCE to the ZBA, dated 10/23/19; Letter from BETA to ZBA, dated 11/4/19

Present were Al Quaglieri, applicant; Michael O’Shaughnessy, attorney; Jamie Bissonnette, Zenith Consulting Engineers (ZCE); Gregory Siroonian, Rescom Architectural, Inc.

Atty. O’Shaughnessy said that, although he understood BETA has not had time to officially respond to the response letter received 10/31/19 (letter dated 10/23/19), he felt it was important to go through some of the comments/responses verbally tonight, in order to get board members initial thoughts on the direction. Mr. Quaglieri and Mr. Bissonnette had met with the Deputy Fire Chief and a fire engineer from the Department of Public Safety to discuss truck turning and other safety concerns. Also dumpster and roof mechanicals have been added; some lights adjusted. Bill Scully from Green International Affiliates, Inc. (GIAI) will prepare a traffic report.

Mr. Bissonnette said they had met with BETA, and believes the new plans address all of BETA’s concerns, and they have prepared a detailed response letter. Fire turning radius diagram was put together after meeting with the Deputy Fire Chief and fire engineer, and subsequently received a copy of the letter from the Norfolk Fire Department; outside standpipe and hydrant were moved.

Mr. Howe asked about the existing drainage easement owned by the town; Mr. Bissonnette said they have looked into it; they are unable to find a structure that is shown on the as-built, but acknowledge it must be found; there are other structures that have been located. The possible effects of trenching around the foundation of the building without knowing where that structure is were discussed; various supports were

discussed, and Mr. Siroonian said the footing for the building could perhaps be dropped if that becomes necessary. Mr. Kulesza will reach out to Bob McGhee, DPW Director, to get in touch with Mr. Bissonnette and try to resolve the issue of the structure that cannot be located.

Atty. O'Shaughnessy said the Uber and offloading space at the front of the building was discussed, as well as a playground area; ADA compliant walkways were added; dumpster was moved inside the building; snow storage area was added; it was confirmed that there are no offsite wetlands; there will be about 6,000 c.y. of fill required (primarily for septic); trench drains and tight tank will be put in for the garage; there is room in front for a bus stop, although one is not shown on the plan. Landscaping comments recently received from BETA will be addressed. Mr. Howe requested that the square footage of the roof going off into each basin be identified on the plan.

Susan Klein, 11 Keeney Pond Road, asked about the number of bedrooms, total acreage, and parking. Martha Henry, 30 Boardman Street, asked about the road, which does not loop around the building, but does loop in the garage.

Mr. Siroonian indicated where the dumpster is located in the garage, with a nearby door, a compactor, and space for an additional dumpster. There is a trashroom located on each floor with a chute to the dumpster and recycling bins. Room and container sizes were based on research regarding total bedrooms, and assumed pick-up two times per week; recycling bins would need to be brought down on pick-up days. The roof plan was detailed. Pole-mounted lights were replaced with building-mounted, which do comply with night sky requirements.

Atty. O'Shaughnessy questioned the need for architectural peer review; Mr. Kulesza responded that the ZBA members are not architects and have relied on architectural review in all other 40Bs that have come before them. Mr. Kulesza noted that this is a high-density project in the Town Center that will have a major impact.

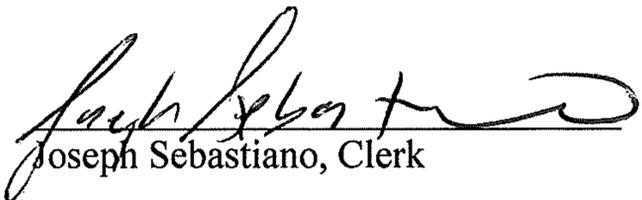
In response to Mr. Howe, Mr. Bissonnette said a Presby "enviroseptic" system is planned, and a Bioclear treatment system, and detailed venting requirements.

In response to Ms. Henry, Mr. Bissonnette and Atty. O'Shaughnessy responded that the building is comprised of 3 sections, 120' each section, and there is curvature to the building which does not allow you to see the entire building. The tallest tower is 64'. Ms. Henry asked if a fire truck can navigate the loop in the garage; it cannot, but the area will be sprinklered and meet all fire and building codes.

Discussion turned to scheduling a next hearing; Atty. O'Shaughnessy asked when architectural comments might be received; Mr. Kulesza said he will contact Atty. Hill to contact the architect. The applicant will be ready to discuss traffic at that time; will submit their response within the week.

Mr. Sebastiano made a motion to continue the public hearing to 12/4/19, at 7:00 P.M.; Mr. Howe seconded the motion; the vote on the motion was unanimous.

Mr. Howe made a motion to adjourn the meeting at 7:50 P.M.; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous.


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: 12/4/19

APPLICANT'S NAME: Don Hanssen

PROJECT NAME/LOCATION OF PROPERTY: 194 Main St.

CASE NO: 2018-13

ASSESSORS' REFERENCE: Map _____ Block _____ Lot _____

I, Donald J Hanssen hereby certify that I have examined

all evidence received at the one (1) session of the public hearing in the above matter held

November 6, 2019 including (check all that apply):

An audio/video recording

Minutes

Other supporting plans & documents

Donald M. Hanssen
Signature Board Member