

Zoning Board of Appeals
 One Liberty Lane
 Norfolk, MA 02056
 January 15, 2020
 7:00 P.M.

Christopher Wider – Chair ----- Present	Josephine Cordahi – Associate Member---- Present
Michael Kulesza – Vice Chair ----- Present	Timothy Martin – 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 7:00 P.M. Room 124 of the Norfolk Town Hall. Mr. Wider announced that the meeting was being video- and audiotaped.

PUBLIC HEARINGS:

Fee Structure

Mr. Sebastiano read the public notice into the record. Present was Richard McCarthy, Town Planner.

Mr. McCarthy referred to his appearance before the board in December on this matter. A revolving account has been set up so that the advertising fee can be segregated from the application fee. The rationale for doing this is that the application fee does not cover the costs when you add the advertising fee, which is about \$275, to the other administrative costs. The Conservation Commission has been utilizing this process for many years, and the Planning Board voted for it at their December meeting.

Mr. Sebastiano made a motion to close the public hearing for adjustment of the application fee structure for the ZBA; Mr. Howe seconded the motion; the vote on the motion was unanimous.

Mr. Sebastiano made a motion to approve the recommendation to adjust the fee schedule as outlined; Mr. Howe seconded the motion; the vote on the motion was unanimous.

7 Philips Way, 3 Special Permits (cont'd from 12/4/19)

Present was Jim Susi, United Consultants, Inc. (UCI). Plans presented and referred to were pg. 3 of 15 and pg. 5 of 15 of the plans entitled “Site Development Plan, 7 Phillips [sic] Way, Lot 14B 7 Phillips [sic] Way Norfolk, MA,” prepared by UCI, dated 9/5/2019, rev. through 1/14/2020; with letter dated 1/6/2020, from UCI.

Mr. Susi said the basic layout has not changed since the last hearing; entrance to the storage area has been straightened out; there will be a gate. Mr. Susi noted that the board has requested that the vehicles on site be parked on a paved area; pavement has been added, and a list of equipment has been added to the plan, along with dimensions of the parking stall for each piece. Materials to be stored on site have also been listed on the plan; all are natural soils or aggregates; no crumb rubber or synthetic materials will be stored on site. There are 17 parking on site; with 1 handicapped spot. Eight spots are in front, 9 on the side. Planning Board will be handling the outdoor storage request.

Mr. Sebastiano made a motion to close the public hearing for 7 Philips Way; Mr. Kulesza seconded the motion; the vote on the motion was unanimous.

17 Lawrence Street, “Abbyville” CP (cont’d from 10/30/19)

Mr. Wider noted that a request for continuance had been received from the applicant.

Mr. Sebastiano made a motion to continue the public hearing for 17 Lawrence Street to February 19, 2020, at 7:00P.M.; Mr. Kulesza seconded the motion; the vote on the motion was unanimous.

194 Main Street, Residences at Norfolk Station, Comprehensive Permit

Present were Cliff Boehmer, Davis Square Architects; Todd Undzis, BETA Group; Michael O’Shaughnessy, attorney for the applicant; Jamie Bissonnette, Zenith Consulting Engineers (ZCE); Gregory Siroonian, Rescom Architectural, Inc.

Plans and documents presented and referred to were a letter from Davis Square Architects to Attorney Daniel Hill, Dated 1/14/20, RE: Residences at Norfolk Station, Preliminary Architectural Peer Review Report; Norfolk Town Center Design Review Guidelines, Draft dated November 1, 2019; “Residences at Norfolk Station, pp. SP, A1 & A2” and “Residences at Norfolk Station,” renderings, dated 1/13/20, prepared by Rescom Architectural, Inc.; plan entitled “Landscape Plan,” prepared by ZCE, dated 8/29/18, rev. through 1/3/20; letter dated 1/3/20 from ZCE in response to landscape review comments provided by BETA in a letter dated 11/4/19; follow up letter from BETA dated 1/10/20; plans entitled “Proposed Subsurface Sewage Disposal System,” pp SP-1 through SP-7, dated 1/3/2020

Mr. Wider recused himself, and turned the Chair over to Mr. Kulesza. Mr. Kulesza called the continued public hearing to order. Mr. Kulesza announced that a workshop had been held since the last hearing, and asked Atty. Hill to give an update. Atty. Hill said working session was held on December 13, 2019, at Town Hall; the applicant, Al Quaglieri, was present along with his architect, his civil engineer, and his attorney. On behalf of the town, Atty. Hill was present, as well as Rich McCarthy, Town Planner; Cliff Boehmer, Davis Square Architects.

The town had called the working session meeting to get input from Mr. Boehmer, an architect familiar with the unique needs of an urban, or downtown, settings. Atty. Hill referred to design standards published by the Metropolitan Area Planning Council (MAPC,) which refer to Norfolk’s B-1 zoning district. Mr. Boehmer’s initial comments referred to the buildings itself as well as site layout, utilities, etc. Breaking up the “mass” of the building was discussed, which would require some relocating of stormwater, etc. At the conclusion of the meeting, it was believed that the applicant’s team would pursue looking into some options, and submit updated plans. When no plans were received, inquiries revealed that the applicant is not open to making any substantial changes to the site design. Atty. Hill said that MGL 40B, section 20, speaks to balancing the need for affordable housing with local needs; “local needs” is defined in part as “the need to protect the health or safety of the occupants of the proposed housing or of the residents of the city or town, to promote better site and building design in relation to the surroundings, or to preserve open spaces.”

Mr. Boehmer said the most striking part of the project was the scale of the building, and what he termed as “monumentality” of it. It is made up of three 120’ long, virtually identical pieces, separated by tower elements, possibly making it the longest building in Norfolk. Aside from scale, there is no real “entry” from the street, aside from one of the stairwells, which is not a prime entry. Mr. Boehmer agrees that it is a very good site for residences, and showed a rough sketch he had done with one leg of the building going North-South with a strong entry facing the street, and the remainder of the building running East-West in a shorter building that would follow the street. There is an easement out front that does need to be taken into consideration. Parking under the building is retained in Mr. Boehmer’s sketch. Mr. Boehmer also suggested mitigating the length of the building by having individual entries for the units that face the street (and perhaps making these the larger units, so families with children can have easier access.) Because the designs are still at a schematic stage, there is no sense as to the proposed materials for the building; at this scale, it is

important to have high-quality, well-maintained materials. Mr. Boehmer looked at the design guidelines, which do talk about building lengths of 40', but he feels the guidelines are geared toward more "village" settings.

Plans updated through January 13, 2020, were forwarded to Mr. Boehmer after the December 13 meeting, but did not show any change to site layout. Roof space was utilized, bringing down the height of the buildings; the length did not change, but the dimensions were changed to provide off-center relief (i.e. 70' and 50' segments within each 120' segment, rather than 60' and 60'); glass elements were used between the 120' segments. Page 7 of the Design Review Guidelines was shown, indicating "bay" pieces that are used to break up long, solid walls into portions no greater than 40'; roofscapes are broken up with cupolas and dormers. Mr. Boehmer recommends discussion with regard to how the Guidelines would apply to this project.

Mr. Kulesza turned the discussion over to the applicant's team. Atty. O'Shaughnessy said at the working session meeting, they had been asked to consider whether it would be worthwhile to go back and redesign the whole site to a 2-building proposal; he referred to a 2-building proposal for this site that had been brought before the Planning Board in the past, which he said was not well-received. Atty. O'Shaughnessy discussed the several town officials that the applicant had met with before submitting the current proposal. He said they did consider the 2-building design, but for a variety of reasons, decided against it, although they did agree to incorporate other comments received by Mr. Boehmer.

Mr. Siroonian showed an illustration of a 3-building scenario that Mr. Boehmer had shared at the meeting December 13, that could perhaps be used as a basis for redesigning the one long building, without actually splitting it in two, and re-orienting it on the site. Where the 3-building scenario is 3 distinct buildings, this one would be joined by "bridges" that would provide some architectural relief, and the "wings" of the building could be re-oriented, and there would be cantilevered aspects to it. Mr. Siroonian said the rendering still needs work as far as details, but the big changes are shown. He referred to page A2 of the plan, and indicated the differences in the "before" and "after" plans; there is intent to reduce the glass bridges that replaced the towers, to provide "stepping" between the buildings. Mr. Siroonian said he is looking to guidance as to whether or not to continue in this direction.

Mr. Kulesza noted revisions that he appreciated, such as the reduction of the roofline and the breaking up of the building, but he is not sure that the "massing" of the building has been improved. Mr. Boehmer said putting the top floor within the roof was a big step, and there is more design work to be done. Mr. Siroonian said it is difficult to have entryways due to the grading and the easement in the front. Atty. Hill said the object is not to get a project that meets every design guideline, but one that is consistent, and in the spirit of, the guidelines. Mr. Boehmer noted that the 2-building sketch he drew could also be developed as one L-shaped building.

Board members voiced their opinions on design going forward. Mr. Kulesza is in favor of a N/S and E/W design, whether it is 2 buildings, or one L-shaped building. Mr. Sebastiano concurred, and asked if the number of units could be maintained; Mr. Boehmer said he believed so. Mr. Howe noted that this is the first 40B project he has been involved with as a board member, where the architecture is really driving the design of the site; he feels the sketch Mr. Boehmer provided is a good starting point to investigate different ideas of what could be done on the site; he feels it is very important to look at other ideas for massing of the building due to its prominent location in town center. Mr. Martin was concerned if the glass areas will add length to the building, and Mr. Siroonian said they will not. Mr. Hanssen said he has always thought the building looked massive, and would like to see alternatives. Ms. Cordahi would also like to see the building broken up, an expressed her opinion that it may prove cost-effective and more structurally sound.

The discussion turned to site design, stormwater, traffic and landscaping. Mr. Bissonnette reviewed landscaping changes made in response to peer review, and believes all have been addressed. Mr. Bissonnette next turned to the septic plan, and pointed out the building, drainage basin, maintenance building in the back, and the septic, in order to demonstrate how much area is taken up by these utilities; a Presby system and

bioclear technology is being used; they have worked through all of the BETA issues and he believes the Board of Health is in the process of starting reviews on the septic.

Mr. Undzis, BETA, agreed that the civil/site review is pretty much wrapped up, with the note that the number of truck trips is expected to be large, and the developer should work closely with the town to try to minimize impacts; they are also wondering if the cut & fill numbers provided included the excavation for the septic field; excavated material will be used throughout the site, and there is expected additional fill of 6,600 cubic yards. Mr. Undzis estimated several hundred truck trips; Atty. Hill asked Mr. Bissonnette to provide that information for the next meeting. Mr. Sebastiano asked how the possible re-design will impact cut/fill and truck trip estimates; it may, but it is unknown yet if there will be change to the design, since the applicant, Al Quaglieri, is not present tonight. Mr. McCarthy said that the Board of Health Agent, Wade Saucier, will be doing the septic review; he mentioned that Mr. Saucier has done this for the last several 40B projects, at the town's expense, and will do so for this project. Going forward, however, a quote will be obtained from him, and the cost will be borne by the applicant. Atty. Hill added that the board should be sure to separate the septic review from the civil review in the future. Atty. Hill emphasized the importance of getting peer reviewer's recommendations regarding waivers. Atty. O'Shaughnessy said the applicant will provide an updated waiver list.

Atty. Hill said it would make best to have the next meeting focus on traffic, with Tyler de Ruiter from BETA Group and Bill Scully from Green International present. Atty. Hill said that the traffic letter received was not a full study; he has concerns related to sight distances. Speed traffic provided was from 2017, and needs to be updated; also it only included speeds in one direction. Atty. Hill also noted the vertical sight distance with regard to the railroad bridge, which has not been adequately addressed. Mr. Scully should be prepared to discuss these issues. Atty. Hill said that a letter from Cliff regarding how this project complies with the Design Guidelines. A revised waiver list is necessary. The width of the building is 68'. Mr. Hanssen asked if some of the parking space under the building could be used as additional unit space, in order to possible shorten the length of the building(s); Mr. Siroonian said that could be explored, but some of the site conditions and setbacks required make it challenging. Mr. Bissonnette said he is not sure if they can get an "L-shaped" configuration to work. Mr. Howe said the Fire Department needs to be kept in the loop on any reconfigurations. Mr. Howe also asked if the easement for the town is "locked" in place, or if it could be reconfigured; Atty. O'Shaughnessy and Mr. Bissonnette said that could be difficult as the pipe and manholes are very deep.

Chris Henry, 30 Boardman Street, asked if the maintenance building referred to earlier meets setback requirements; Atty. O'Shaughnessy said that if not, there would be a waiver requested. Mr. Bissonnette confirmed that the dumpster has been moved inside. Mr. Henry echoed opinions the board members had voiced with regard to the importance of this site as a gateway into the town center.

Martha Henry, 30 Boardman Street, asked how much leverage the board has with regard to design; Atty. Hill said it is not so much a question of "leverage," but the board is required to weigh the town's need for affordable housing against local concerns; and "local concerns" includes the need to promote better site design and building design, as well as preserving open space, protecting the environment, and protecting public health and safety; therefore the design of the building is one of the things that the legislature intended boards to be looking at. He elaborated that building design is traditionally looked at in urban areas, and emphasized Mr. Howe's point that this project is unique for Norfolk, in that architecture is driving site design. Ms. Henry asked about stormwater from the site being allowed to enter the town's drainage system; Mr. Bissonnette said the 2 catch basins onsite currently drain into the town easement and into the municipal system. Mr. Henry asked if a specific number of gallons is currently allowed, and if the developer is asking for additional; Mr. McCarthy said the existing site is tied into the town drainage system, but the current design being shown has onsite drainage, and would actually decreased the amount of stormwater going into the municipal system.

Mr. Sebastiano made a motion to continue the public hearing for 194 Main Street to February 5, 2020, at 7:15P.M.; Mr. Hanssen seconded the motion; the vote on the motion was unanimous.

15 Lincoln Street, SP (cont'd from 12/18/19)

Mr. Sebastiano made a motion to continue the public hearing for 15 Lincoln Street to March 4, 2020, at 7:00P.M.; Mr. Hanssen seconded the motion; the vote on the motion was unanimous.

DELIBERATIONS:

7 Philips Way, 3 Special Permits

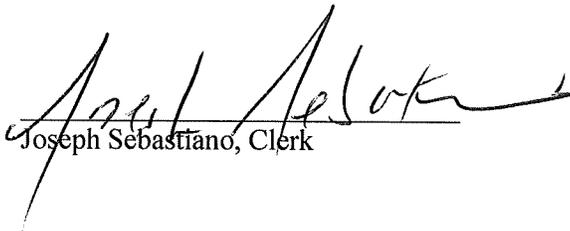
Findings of Fact:

Contractor's Headquarters, off highway Special Permit,
Parking in frontyard – want to park 8 vehicles, 1 HP
Parking more than 3 commercial vehicles in the rear – wants to park 9
Lighting will be directed on-site
Parking areas will be paved
Spots in the rear will be 10' x 30'

Mr. Wider read the Criteria worksheet in to the record.

Mr. Howe asked about the location of the parking. Discussion ensued as to the definition of “rear yard” as it applies to this site. Due to the uncertainty of this point, it will be necessary to gather more information from the applicant and the Planning Board.

Mr. Sebastiano made a motion to adjourn the meeting; Mr. Howe seconded the motion; the vote on the motion was unanimous. The meeting adjourned at 9:40 P.M.


Joseph Sebastiano, Clerk