

Zoning Board of Appeals  
 One Liberty Lane  
 Norfolk, MA 02056  
 June 17, 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	Richard McCarthy – Town Planner -----Present
Devin Howe – Member----- Present	Daniel Hill – Hill Law -----Present

The duly posted meeting of the Norfolk Zoning Board of Appeals convened at 7:00 P.M. Mr. Wider announce that in accordance with the Governor’s Order Suspending Certain Provisions of the Open Meeting Law, M.G. L. c. 30A, § 20, relating to the 2020 novel Coronavirus outbreak emergency, the June 17, 2020, public meeting of the Norfolk Zoning Board of Appeals would be physically closed to the public to avoid group congregation, and further that:

Alternative public access to this meeting shall be made utilizing the Zoom virtual meeting software <https://zoom.us> for remote access. This software will allow users to view the meeting and send a comment or question to the Chair via the “Raise your Hand” function. The Meeting will be recorded for future rebroadcast by Norfolk Community Television.

**PUBLIC HEARINGS:**

194 Main Street – Comprehensive Permit (cont’d from 5/20/20)

Mr. Wider recused himself, and Mr. Kulesza assumed Chair. Present were Bill McGrath, BETA Engineering; Al Quaglieri, applicant; Michael O’Shaughnessy, attorney for applicant; Jamie Bissonnette, Zenith Consulting Engineers ; Greg Siroonian, Rescom Architectural. Plans presented and referred to were letter dated 6/17/20 from Al Quaglieri to Norfolk ZBA re: architectural review charges; letter from Glen Fontecchio to the ZBA, dated 5/11/20 and revised 5/21/20; draft waivers from Atty. O’Shaughnessy, dated 6/16/20, compiled into chart form by Atty. Hill; draft conditions from Atty. Hill dated 6/17/20; plans entitled “Residences at Norfolk Station,” prepared by Rescom, dated 4/22/20, rev. through 6/8/20 (11 pp.)

Mr. Kulesza resumed the continued public hearing, and stated that the applicant would be reading a letter submitted late in the afternoon regarding architectural review funds, and Mr. Quaglieri did so. Next, Mr. Kulesza asked for questions from residents who had not had time to voice questions at the end of the previous meeting.

In response to questions from Marth and Chris Henry, 30 Boardman Street, Mr. Siroonian said that the height difference from the bottom of the stairs to Main Street is approximately 6’-7’; Mr. Bissonnette said that 2 of the 3 smaller access ways to Main Street appeared to be ADA-compliant; Mr. Bissonnette said he will look at and consider relocation of the access points. Mr. Kulesza said there is no sidewalk mitigation with this plan; this can be further discussed during deliberations between boardmembers. Mr. McGrath said smaller caliper trees were agreed to on sloped areas, but 2-1/2” – 3” on flat area. Mr. Henry voiced his opinion on permit and bonding fees; these will be addressed during discussion of conditions and waivers.

Discussion began with waivers. Some aspects include: Mr. Bissonnette will submit earthworks calculations to Bill McGrath at final plan submission. ZBA will approve of final stormwater plans and calculations prior to construction. A bond will be posted for property stabilization. Section D of the Norfolk Zoning Bylaws does not pertain to B1, section I should be referred to. ZCE will provide calculations for the amount of landscaping being requested for waiver. F.7.e. is unique to this project; will be marked for further discussion. Mr. McGrath suggested an island in the parking lot to provide extra parallel parking for deliveries. Post permit of signage materials and dimensions will be required. Building heights were discussed; there were no concerns from the

board members. Project will be completed within state stormwater standards and reviewed by BETA. Roof runoff will be directed into the main infiltration basin. Mr. Bissonnette will provide a spec sheet for pavement before the permit is issued. Protocols for inspections and reporting have been agreed to. There will be vertical concrete berms where a paved surface abuts a walkway, and Cape Cod berm everywhere else throughout. Infiltration basin is 25' from the closest building, and 3.5' from grade (Mr. Bissonnette will determine exactly where 3.5' was measured from.) Soil testing has been submitted to Board of Health. Stone walls facing Main Street would need to be fieldstone veneers. Street trees, loaming and seeding no required; there are no street lights. Mr. Quaglieri's opposition to Board of Health septic design fees per unit was noted, and will be discussed in deliberations. Many percs and test pits have been done during the town's seasonal high groundwater period (December 15<sup>th</sup> – April 30<sup>th</sup>); requesting not to have to wait until the next season due to any re-design that might be necessary for final plans; additional test holes will be upgradient of those already done. Atty. Hill will speak with the BOH Agent, Wade Saucier, and report back at the next meeting. Odor ventilation will be in compliance with BMPs for the designed system. Atty. Hill will research if permit fees have been waived in the past. Building Department has been asked to weigh in on "Documents" section of Demolition regulation. Foundation permits were deemed reasonable.

Architectural review fees were discussed. Atty. Hill said the review architect is a specialist in downtown buildings, and he reviewed the larger project, which the developer subsequently did not pursue. Atty. Hill said he will ask the architect to provide a detailed breakdown of charges.

Attorney O'Shaughnessy referred to item J.1. in the draft decision. Foundations for buildings 8-11 will need to be constructed before binder coat is applied to driveway (which covers the septic.) J.3. stabilization amount will be reduced to \$10,000.00. G.1. regarding prefunding of landscape maintenance, has been struck.

Peter Chipman, 8 Margauxs Way, made a public records request for the ZBA to provide a detailed listing of charges from Hill Law for this project.

***Mr. Sebastiano made a motion to continue the hearing to Thursday, June 25, 2020, at 7:00 P.M.; Mr. Hanssen seconded the motion; the vote on the motion was unanimous.***

#### **MINUTES:**

***March 18, 2020 - Mr. Sebastiano made a motion to approve the minutes of March 18, 2020, as written; Mr. Hanssen seconded the motion; the vote on the motion was unanimous.***

***May 6, 2020 - The word sidewalk on page 3 was misspelled. Mr. Sebastiano made a motion to approve the minutes of May 6, 2020, as amended; Mr. Hanssen seconded the motion; the vote on the motion was unanimous.***

***May 20, 2020 – Page 2 – “would never be converted to homeownership,” should have said “to rental.” Mr. Sebastiano made a motion to approve the minutes of May 20, 2020, as amended; Mr. Martin seconded the motion; the vote on the motion was unanimous.***

***Mr. Sebastiano made a motion to adjourn the meeting; Mr. Hanssen seconded the motion; the vote on the motion was unanimous. The meeting adjourned at 10:13 PM.***

  
Joseph Sebastiano, Clerk