

Zoning Board of Appeals
 One Liberty Lane
 Norfolk, MA 02056
 June 25, 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 25, 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 6/17/20)

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.

Mr. Kulesza resumed the continued public hearing. Atty. Hill began with waivers. He stated that D.l.e. with regard to buffers was a particularly important consideration; board members generally agreed it was acceptable to waive, since it abuts primarily 25 Rockwood Road and the septic area of Kids’ Place playground, and there is a fence shown on the final plan. Mr. Bissonnette said there is about 35,000 square feet of landscaping, which exceeds the amount of landscaping per foot of frontage required by bylaw; waiver can be withdrawn. Tree sizes were discussed and agreed upon. Loading areas were discussed; the “island” as presented will be redesigned for aesthetics, subject to BETA’s approval. Signage will also be designed and subject to BETA approval. Various waivers with which the board is in agreement were reviewed. Subsurface basin locations were discussed; engineer’s CAD file was presented. Atty. Hill asked Mr. Bissonnette for an updated Civil Plan set. Discussion ensued with regard to waiving Board of Health fees; waiver withdrawn. Groundwater testing will be done in compliance with Title 5, local regulation will be waived. Additional waivers with which the board is in agreement were reviewed. Discussion ensued with regard to returning a portion of the application fees; the board does not approve of returning any fees. Atty. Hill reviewed previous agreement that the applicant can obtain foundation permits for units in the rear, but cannot begin actual building until after the binder coat is down in the parking lot.

Mr. Kulesza opened the hearing for public comment. Chris Henry, 30 Boardman Street, asked about snow storage areas; Mr. Bissonnette said they will be shown on the final plans. Mr. Henry asked for and received information regarding state regulations on setbacks with regard to the drainage basin in the rear of the property; the rear buffer zones were clarified; he expressed support for the board’s decision of allowing smaller-caliper trees only on sloped areas.

Susan Jacobson, Affordable Housing Director, asked if the building fees were to be waived for affordable units; Atty. Hill said they are not; Ms. Jacobson said that has never been allowed in the past.

Mr. Quaglieri referred to architectural bills which had been paid by him; he said he has asked for, but not received, backup information, and he would like his money back. Atty. Hill said he has asked for that information from the architect, and it is pending.

Mr. Sebastiano made a motion to close the hearing for 194 Main Street, The Residences at Norfolk Station; Mr. Howe seconded the motion; the vote on the motion was unanimous.

Mr. Sebastiano made a motion to issue the Comprehensive Permit subject to a written Decision that formalizes the conditions and waivers as discussed; Mr. Howe seconded the motion; the vote on the motion was as follows:

Donald Hanssen	–	yes to grant
Joseph Sebastiano	–	yes to grant
Devin Howe	–	yes to grant
Michael Kulesza	–	yes to grant

Discussions to finalize the Decision will be held on July 22, 2020.

Mr. Hanssen made a motion to adjourn the meeting; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous. The meeting adjourned at 9:05 PM.


Joseph Sebastiano, Clerk