

July 15, 2015

Present was James Lehan, Jeffrey Palumbo, Scott Bugbee, Jack Hathaway, Town Administrator, and Marian Harrington, Executive Assistant.

The meeting was held in Room 124, Town Hall. Jim Lehan opened the meeting at 7:30 p.m. Jim announced that the meeting was video and audio taped. Jack read the agenda contents.

### **106-108 MAIN STREET UPDATE**

Present was developer Bisher Hashem; Attorney Christopher Agostino, of Ruberto, Israel & Weiner, P.C.; Timothy Fitzroy of BKA Architects; James Pavlik, of Outback Engineering; and Paul Cusson, of Delphic Associates, LLC.

Paul Cusson was the spokesperson. He said the applicant is Powerhead LLC. This is a member of the growing Stonebridge Homes, who will be building the homes. Bisher has about 4 or 5 - 40B developments in several communities. Some are as old as 15 years.

Paul said they hope to submit an application to the ZBA and start the legal process. They will have a meeting with the neighbors, but that hasn't been set up yet. They will have 40 homes of which 10 will be moderately priced homes. None will be Section 8 housing. A family of 4 can earn \$79,600; a family of 3 – \$62,750 and so on depending on the family size. He described the various homes – 2 and 3 bedroom, some affordable, etc.

106-108 Main Street abuts the rail. The back of the site will have an easement walkway to the actual T station. Development will exceed what is set by the Commonwealth.

Jim Lehan said we have a Municipal Affordable Housing Trust and a certified lottery agent. Would you be going through the Town? Paul said yes and no. They will consider this.

Tim Fitzroy is the project manager. He explained the floor plan and what each unit contained.

Jack questioned the one egress because of traffic on Main Street. Jim Pavlik is the engineer and said the roadways are pretty much 14' and then a one way loop 16' wide. They are doing a traffic study. A one way loop to exit. He said the Fire Chief is okay with the turning radius. Sustainable initiatives includes solar panels on roofs, impervious area, impermeable pavement, bike racks with

bikes around the area. Site lighting solar powered. Common areas are green spaces – two of them, and a path to the commuter parking lot.

Jim Lehan asked if they've done an estimate on the number of children that will occupy here? Paul said 1.5 children for a 3 bedroom unit. Bisher said the 2 bedroom units which are a majority, are designed for either young families, or young couples or single people. Or empty nesters. They do not expect any school age children or very little in 30 units. The other 10 may be divorced people who don't want to take care of a yard, etc. Paul said age directed, but not age restricted.

Jeff is concerned about traffic on Main Street and parking. Paul said the parking far exceeds the Planning Board requirements. Jim Pavlik said 127 parking spaces; 53 that are garage spaces and 74 that are general spaces. Paul said it is laid out in the large application book they gave us. Jack stated that we were never given the big application book! There will be a condo association and a condo board. Jim Lehan questioned is there enough room for snow for a bad storm. They will be in charge of plowing. Bisher said there are several spots designated for snow removal. Jim was concerned about public safety vehicles.

Jack asked Bisher to explain a concept he has that Jack thought would be attractive to the town. Bisher said he would build the road and shell of house, and white picket fence and you can see what you are buying into – not just the house. Before you buy, you can see the whole development built out, and see how the home you are considering fits in.

Jeff suggested they give the neighbors a chance, but Paul said there aren't that many neighbors – there are a few, and some are commercial. Jeff wants to be sure the abutters get to discuss their concerns. Bisher assured the Board that abutters will have plenty of opportunity to voice their concerns.

## **TOWN ADMINISTRATOR REPORT**

### **Action Items**

Scott Bugbee moved to approve renewal of Directional Sign Permits for Jane and Paul's Farm, 33 Fruit Street for 4 signs; Norfolk Rink Management, 1 Dean Street for 7 signs; and for Fore Kicks, 10 Pine Street for 3 signs. Jeff Palumbo seconded, and it was **so voted**.

Scott Bugbee moved to approve three (3) Directional Signs for G & P Donuts, Inc., d/b/a Dunkin Donuts, 242 Dedham Street for the intersection of Rts. 115/1A points east and west coming from Pond Street and Pine Street; below or next to existing Fore Kicks sign; and at the intersection of Rts. 115/1A. Jeff Palumbo seconded, and it was **so voted**.

Scott Bugbee moved to approve the Hockomock Area YMCA Annual Triathlon bike route into Norfolk for Sunday, July 26, 2015. Jeff Palumbo seconded, and it was **so voted**.

### **Discussion Items**

The Board discussed the Memorandum of Understanding (MOU) with Executive Office of Public Safety and Security (EOPSS). This is to set a common understanding between Norfolk and EOPSS to address areas of concern with the Transitional Treatment Program at Pondville and certain Department of Correction facilities.

Jim said in the MOU – Bay State Prison – what do they want to do with the building long term? We don't know yet. The other one is Pondville. There are some short term inmates there and now they are going to have parolees who will still get to their jobs via vans. It will be the same number of inmates still doing the same job. It will be a name change – instead of pre-release, it will be parolee.

Jack said they put together a MOU and we are not sure this is what we want to do – it doesn't give us anything. Jim said Secretary Bennett came to Norfolk and spent time with us, but the bottom line is we don't get a vote. Jim said about a week ago, he got a call from the office asking if he would go into Boston and sign. Jim said he read the whole thing, and he isn't sure we should be signing this. He doesn't understand why we need to sign it. They complied with all the things that the Fire Chief asked. But they implied a grant for an ambulance, and that is absent from this Agreement. Jim is not comfortable signing this since it implies that we agree with some of the changes that they are making. They would like to remove the second part of this. We should shorten the 180 day time frame from Chief Bushnell. Jack will discuss this and see if they will make the changes.

Scott Bugbee moved to allow Jim Lehan to sign on behalf of the Board of Selectmen if the changes are made. Jeff Palumbo seconded, and it was **so voted**.

The Board reviewed the Archdiocese letter re: Southwood Property – should the Town have concerns, and execute state law that creates an independent architect and engineer to go evaluate the property. Jack will work the language.

Scott Bugbee moved to approve this letter subject to that change and authorizing Jim Lehan to sign on the Board of Selectmen's behalf. Jeff Palumbo seconded, and it was **so voted**.

The Board discussed their Goals. The Board agreed to blend #5 into #4 so that identifying a new source of water (well) would be with large development projects with understanding of long term impacts; removing #7 as it doesn't need to be a goal; and making #9 be broader than just Southwood.

Jeff said a goal he considered has already been done, and that is to remain informed and on top of changes within the prison system. He also said to manage and influence the major developments and work closely with permitting boards to mitigate concerns/financial impact to our infrastructure.

### **Departmental Updates**

Jack said they constructed a few offices in the Land Use office. They made an office for Ray Goff, and a meeting room. He said this gave him some privacy, and reduced the noise level from the main office.

### **Staffing**

Firefighter Stephen Hamlin retired. He will participate as a call firefighter and work at the Stadium on occasion.

Sgt. McConnell will be retiring in the next month or so. Police have two officers in mind and will replace Officer Karlson who retired last fall, and replace Officer McConnell who retires this summer – and both are reserve officers. One will have to go through the Academy and will start sometime in January.

Jack reported that the School Building Committee still working on the noise prevention at the Freeman-Kennedy. The deadline is July 24<sup>th</sup>, and they are not done yet, but hope to meet the deadline. H. Olive Day – hope to have construction done before school starts.

Jeff mentioned the groundbreaking on the turf field. They hope to be done in September. Jack attended the groundbreaking.

Jack bought a drone and has taken photos of old Town Pond, Freeman-Kennedy, Town Hill, and he said that he will be able to take photos of the top of the water towers, which will save us money. They are on Facebook, but he will be putting it on the town website shortly.

Jim said that Bob McGhee has done tons of work on the roads in a very short time, and without disrupting the Town. Residents have noticed that he has done yeomans work. Jack said Bob commends his team as well.

Jim said Town Meeting is November 17<sup>th</sup>, and September 3<sup>rd</sup> is the deadline for articles to be submitted to the Selectmen's Office by 4 p.m.

Jim would like to honor a particular individual at town meeting. Jack will reveal the name. This person has done a lot for the town.

At 9:35 p.m., Scott Bugbee moved to adjourn the meeting. Jeff Palumbo seconded, and it was **so voted**.

This is a true and accurate report of the Selectmen's Meeting of July 15, 2015.

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Scott Bugbee, Clerk