

**Town of Norfolk  
Zoning Board of Appeals  
One Liberty Lane  
Norfolk, MA 02056**

February 4, 2016

<b>Zoning Board Members</b>	<b>Others</b>
Michael Kulesza –Chairman ----- present	Amy Brady ----- Administrative Assistant
Robert Luciano –Vice Chairman---present	Ray Goff-----Town Planner
Mr. Wider – Clerk -----present	Larry Keegan-----Weston & Sampson
Joseph Sebastiano –Full Member - present	Judi Barrett---Comm of Mass, 40B Consultant
Jeffrey Chalmers – Associate Member- present	
Donald Hanssen – Full Member – present	

The duly posted meeting of the Zoning Board of Appeals convened at 7:05 p.m. in room 124 at the Norfolk Town Hall.

Mr. Kulesza announced that this meeting was being audio and videotaped.

**APPLICATIONS:**

**NEW BUSINESS:**

**PUBLIC HEARING:**

7:05 –Boyde’s Crossing, 106/108 Main Street

Present were Bisher Hashem, Powerhead LLC; Chris Agostino, Powerhead, LLC; Robert Nicodemus, Design Review Board (DRB); Ron Ober, abutter, 69 Main Street.

Mr. Kulesza opened the hearing to questions or concerns from the Board and the 40B consultant, Ms. Barrett. Mr. Hanssen noted for the record that since the last meeting on January 28, many iterations of the Decision document had been circulated, and feedback provided, to ensure that all items discussed at that last open meeting were included. Mr. Kulesza concurred that a very thorough job had been done by all parties involved in pulling together a Comprehensive Permit that will meet the needs of the town, as well as the Applicant. Mr. Goff presented for review the most recent version of the Decision, with written comments from Ms. Barrett. The comments were reviewed and agreement quickly reached by all parties.

At 7:15, Mr. Kulesza opened the meeting up to abutters. Mr. Nicodemus of the DRB, revisited the conversation regarding the proposed stone walls at the entry to the property. Mr. Goff stated that any wall construction will need final approval by the Conservation Commission before construction can begin, and such language is included in the Decision. Mr. Ober voiced concern with regard to the construction truck traffic entering and exiting the ~~sight~~<sup>site</sup> over the approximately 2-1/2 to 3 year active phase of the project. It was Mr. Ober’s opinion that since the cobblestones are less expensive to replace, perhaps truck traffic should be routed that way, rather than down

the length of the newly-paved Main Street. Mr. Ober also noted that houses along Main Street suffer plaster damage from passing trucks. Mr. Goff has spoken to the DPW Director, however, who feels that the construction traffic would not noticeably contribute to deterioration of the roadway, whereas the cobblestones would likely deteriorate. Mr. Ober's typed remarks were submitted for inclusion in the record of the case.

Mr. Nicodemus revisited the conversation regarding the proposed colors of the buildings, fencing materials and specifications, and conifers in the landscape plan. Mr. Goff read the section of the Decision as related to the color issue; Section E.2. of the Decision related to fencing was edited accordingly; ~~and it was stated that the Board will specifically request that the Conservation Commission address the inclusion of conifers in the landscape plan.~~ *aw*

Ms. Barrett noted that it should be clarified in Section E.1. that lighting will be directed away from abutting properties, and the Decision was edited accordingly.

It was stated that the Board will specifically request that the Conservation Commission address the inclusion of conifers in the landscape plan.

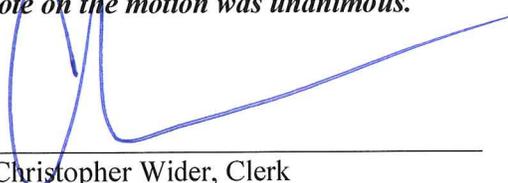
*With no further questions, Mr. Wider made a motion to close the Public Hearing with regard to the decision for the applicant, Powerhead, LLC, for a Comprehensive Permit under General Laws 40B, Sections 20-23 at 7:35 P.M., February 4, 2016; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous.*

*Mr. Wider made a motion to grant the Comprehensive Permit for the for the applicant, Powerhead, LLC, for a Comprehensive Permit under General Laws 40B, Sections 20-23, with the conditions noted in Section V, and the waivers granted in Exhibit B, February 4, 2016, at 7:35. Mr. Sebastiano seconded the motion;*

- Donald Hannsen - - - - yes to grant*
- Robert Luciano - - - - yes to grant*
- Michael Kulesza - - - - yes to grant*
- Christopher Wider - - - - yes to grant*
- Joseph Sebastiano - - - - - yes to grant*

*The vote on the motion to grant was unanimous with a vote of 5-0. The deliberations and vote closed at 7:37 PM.*

*Mr. Wider made a motion to adjourn the meeting at 7:40. Mr. Sebastiano seconded the motion; the vote on the motion was unanimous.*

  
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Mr. Christopher Wider, Clerk

In accordance with the requirements of G.L. 30 § 22, approval of these minutes by the Board constitutes its certification of the date, time and place of the meeting, the members present and absent, the matters discussed, and the action taken by the Board with regard to those matters (if any). Any other information contained in these minutes is included for context only. Notes memorializing deliberation or discussion of any matter are in the summary form and may include inaccuracies or omissions. Where proof of the content of a statement is required, a tape recording or transcript should be consulted, if available.