

Town of Norfolk
Zoning Board of Appeals
One Liberty Lane
Norfolk, MA 02056
 October 12, 2016

Zoning Board Members	Others
Michael Kulesza –Chairman ----- present	Amy Brady--Administrative Assistant --Present
Robert Luciano –Vice Chairman---present	
Mr. Wider – Clerk -----present	
Joseph Sebastiano –Full Member - present	
Donald Hanssen – Full Member – present	
-Associate Member -	

The duly posted meeting of the Zoning Board of Appeals convened at 7:30 P.M. in Room 124 at the Norfolk Town Hall. Mr. Kulesza announced that this meeting was being audio and video recorded.

PUBLIC HEARINGS:

84 Cleveland Street, Lakeland Farms, Comprehensive Permit – Present were Judi Barret, RKG Associates; Paul Haverty, Attorney; Stephen O’Connell, ASE; Ted O’Harte, applicant; Bill McGrath, BETA; Glen Fontecchio, Architect. Mr. Kulesza began by re-introducing Judi Barrett, who gave a brief overview of her role in working with the Massachusetts Housing Partnership and Zoning Boards of Appeal with regard to Chapter 40B, and a historical and procedural overview of the law itself.

Mr. Kulesza recognized Mr. O’Connell who presented an overview of changes made since the workshop held on September 28, 2016, and the workshop that included neighbors on October 3.

Plans presented prepared by Andrews Survey & Engineering, Dated April 19, 2016, Rev 8/10/16, Rev 9/28/16, for Lakeland Farms Townhouse Community, Sheets C-3.0 and C-5.0. It was stated that these plans are “in progress” and a full, revised set of plans will be forthcoming.

Mr. O’Connell noted the roadway, configuration, and units remain virtually the same, but the number of units has been reduced to 32, the size of the basin at the front of the property has been reduced, and the stone wall will remain intact, and even improved. There will be a 65’ buffer of trees between the stone wall and the front basin. Parking that was in the line of site from Cleveland Street has been moved around a corner. Playground has been eliminated and more parking added, as well as some snow storage area. There are no longer any duplex units (all single family) and there have been some architectural changes, including creating entry doors from the street. Sidewalks have been added, with flush cobblestone pavers to maintain the continuity of the sidewalks across the driveways. The basin in the back of the property has been pulled away from the wetland line, and it was stated that the applicant is willing to work with the Conservation Commission in saving trees where possible. Mr. O’Connell also noted where there will be a fence and tree buffer to create a screen between this property and the neighbor at 88 Cleveland St. Lighting has been addressed.

Mr. Fontecchio stated that he is happy to see the changes to date, he is looking forward to seeing the architectural elevations showing, for example, some work on the sidewalks, details on the new entry doors to make them stand out, porches on street-facing side of two front units; appreciates the reduction in size of retention basins, moving of parking at the front.

In response to a question from Mr. Kulesza regarding the upper level sidewalk, Mr. O'Connell stated that there would be some challenges, but not insurmountable, some outcropping of ledge will remain. Snow storage still needs to be further addressed.

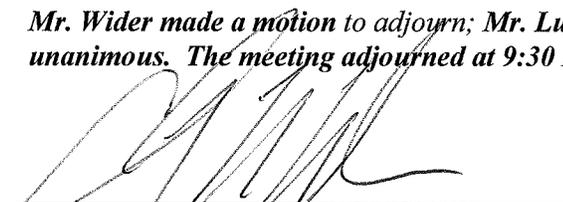
In response to Mr. Kulesza, Ms. Barrett stated that an updated waiver list is very important at this point, which should be forwarded to consultants for comment, as well as getting a "skeleton" of a decision drafted.

Mr. Kulesza opened the hearing to questions from the public. Questions were asked and answered regarding the fence, ledge and blasting requirements (Mr. Haverty addressed "Pre-blasting Inspections" that can be done), snow removal and storage, affordable unit requirements (Ms. Barrett stated that she will recalculate, and make available, Norfolk's statistics). Much discussion ensued with regard to traffic.

With no more questions forthcoming, next steps were addressed, such as a new set of plans including elevations, composite street elevations, streetscapes, new custom unit features, upper level sidewalk, updated landscape plan that identifies snow storage, supplement to the traffic study, more parking if possible without impacting foot traffic. Mr. Goff reminded everyone of the 11/14/16 deadline. Mr. O'Connell stated that he hoped to have revised plans in about a week.

Mr. Wider made a motion to continue the public hearing until November 2, 2016, at 7:30 P.M. for review of waivers, architectural drawings, supplement to the traffic study, landscape plans; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous.

Mr. Wider made a motion to adjourn; Mr. Luciano seconded the motion; the vote on the motion was unanimous. The meeting adjourned at 9:30 P.M.



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.