

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

October 19, 2016

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

The duly posted meeting of the Zoning Board of Appeals convened at 7:04 P.M. in Room 124 at the Norfolk Town Hall. Mr. Kulesza announced that this meeting was being audio and video recorded.

**MINUTES:**

*Mr. Wider made a motion to approve the minutes of August 29, 2016; Mr. Luciano seconded the motion; the vote on the motion was unanimous.*

*Mr. Wider made a motion to approve the minutes of September 21, 2016; Mr. Luciano seconded the motion; the vote on the motion was unanimous.*

**PUBLIC HEARINGS:**

Off Sharon Avenue, Special Permit – Present were Victor Manougian, McLane Middleton Professional Association; Daniel Brown, C Squared Systems, LLC; David Vivian, Structure Consulting Group; Mike Joyce, Turning Mill Consultants. Mr. Wider read the Public notice into the record at 7:15 P.M.

Plans entitled “Norfolk\_2\_MA, Off Sharon Avenue,” prepared by Turning Mill Consultants, Inc., dated and signed 7/12/16 by James P. Stroke were received by the Board on September 25, 2016. Mr. Manougian distributed “RF Report, Proposed Wireless Facility, Off Sharon Avenue, Norfolk, MA 02056, Verizon” prepared by C Squared Systems, dated October 17, 2016. Mr. Manougian also distributed copies of the Telecommunication Lease Bond #9212038, (Performance Bond) in the amount of \$100,000.00, dated 9/7/16.

Mr. Manougian gave an overview of the history to date; he had opened this file in March, when the town issued an RFP, but Verizon did not bid at that time, due to holds on some locations. When holds were lifted, Mr. Manougian met with Bob McGhee, Director of Public Works, Norfolk; Norfolk issued a new RFP on June 8, 2015; Notice of award was issued August 25, 2015, to Cellco Partnership d/b/a Verizon Wireless, c/o Mr. Victor Manougian; Mr. Manougian proceeded to detail terms of the agreement.

Mr. Manougian proceeded to discuss the proposed construction, providing a paragraph by paragraph statement of how they plan to meet each of the requirements in the Norfolk Zoning Bylaw F.13, Wireless Communications Facility(s). Existing components of the decommissioned Metro PCS site will be used; there will be three (3) panel arrays with 4 antennas each (12 antennas total).

Mr. Kulesza asked for clarification on ownership of the existing “shelter,” and confirmation that Verizon will be responsible for upkeep of all equipment; landlord will be responsible for maintenance on gates, tower, etc. Mr. Wider confirmed that Certificates of Insurance will be submitted to the ZBA for years subsequent to the initial building permit. Mr. Wider asked if this facility will affect the new Public Safety Communications building being constructed, and was informed that it will not.

Mr. Brown, reviewed the current coverage map (excerpt from RF Report) and explained how coverage will be increased. After a few questions from the Board, Mr. Kulesza opened the meeting to the public.

With no questions forthcoming, **Mr. Wider made a motion to continue to the hearing to November 2, 2016, at 8:30 P.M.; Mr. Luciano seconded the motion; the vote on the motion was unanimous.**

2 Needham Street, Special Permit – Present were Robert Wooding, applicant; Nancy Wooding. Mr. Wider read the Public Notice into the record at 7:47 P.M.

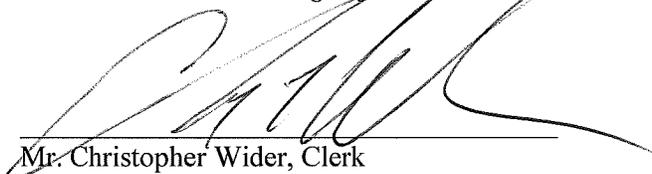
Plans entitled “2 Needham Street, Plot Plan of Land in Norfolk, Mass.” prepared by Landmark Engineering of New England, Inc., dated October 12, 2016 were presented.

Mr. Wider discussed the side setback on the new plan, and how it compared to the existing building, suggested engineer do an overlay drawing. Discussion ensued regarding the leaching field and the garage’s slab foundation; the distance from the foundation to the leaching field needs to be shown on the plan, and it must be 10’; the driveway will be off of Needham Street. The Board reviewed what specific measurements need to be included on the new plan.

**Mr. Wider made a motion to continue the Public Hearing to November 2, 2016, at 9:00 P.M. for review of the plans and deliberation; Mr. Luciano seconded the motion; the vote on the motion was unanimous.**

LUCIANO

**Mr. Wider made a motion to adjourn; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous. The meeting adjourned at 8:15 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.



**TOWN OF NORFOLK  
ZONING BOARD OF APPEALS**

ONE LIBERTY LANE  
NORFOLK, MASSACHUSETTS 02056

TEL: (508) 541-8455  
FAX: (508) 541-3377

[www.virtualnorfolk.org](http://www.virtualnorfolk.org)

CERTIFICATION PURSUANT TO G.L., Ch.39, §.23D  
(ACCEPTED UNDER ARTICLE 12  
OF THE SPECIAL TOWN MEETING  
OF OCTOBER 24, 2006)

DATE: 11-2-16

APPLICANT'S NAME: Cellco Partnership d/b/a Verizon Wireless

PROJECT NAME/LOCATION OF PROPERTY: off Sharon Ave

CASE NO: 2016-10

ASSESSORS' REFERENCE: Map 19 Block 69 Lot 28

I, Don Hanssen hereby certify that I have examined

all evidence received at the one (1) session of the public hearing in the above matter held

10-19-16 including (check all that apply):

- An audio/video recording
- Minutes
- Supporting Plans & other documents

Donald M. Hanssen  
Signature Board Member



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APPLICANT'S NAME: Robert Wooding

PROJECT NAME/LOCATION OF PROPERTY: 2 Needham St

CASE NO: 2016-11

ASSESSORS' REFERENCE: Map 21 Block 58 Lot 7

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[Signature]  
Signature Board Member



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Signature Board Member