Zoning Board of Appeals
One Liberty Lane
Norfolk, MA 02056
March 6, 2019
7:00 P.M.

Christopher Wider – Chair ---------- Present	Medora Champagne – Associate Member-- Present
Michael Kulesza – Vice Chair ---------- Present	Robert Luciano – Associate Member ------- Present
Joseph Sebastiano – Clerk---------- Present	Amy Brady – Administrative Assistant----- Present
Donald Hanssen – Member ---------- Present	
Devin Howe – Member ---------- Present	

The duly posted meeting of the Norfolk Zoning Board of Appeals convened at 7:00 P.M. Room 124 of the Norfolk Town Hall. Mr. Wider announced that the meeting was being video- and audiotaped. Mr. Kulesza arrived at 7:15 P.M.

PUBLIC HEARINGS:

4 & 6 Hill Special Permits (cont'd from 12/5/18) – Mr. Wider recused himself from this hearing.

Ms. Champagne made a motion *to continue the hearing for 4 & 6 Hill Street Special Permits to June 5, 2019, at 7:00 P.M. at the Norfolk Town Hall;* ***Mr. Sebastiano seconded*** *the motion;* ***the vote on the motion*** *was unanimous.*

6 Hill Street Appeal (cont'd from 2/6/19) – Mr. Wider recused himself from this hearing.

Ms. Champagne made a motion *to continue the hearing for 6 Hill Street Appeal to June 5, 2019, at 7:00 P.M. at the Norfolk Town Hall;* ***Mr. Sebastiano seconded*** *the motion;* ***the vote on the motion*** *was unanimous.*

9 Fruit Street (cont'd from 1/16/19) - Present was Mr. Brogan.

Mr. Wider resumed as Chair, and called the continued public hearing for 9 Fruit Street to order.

Mr. Wider said that after review, it was determined that the Town of Norfolk Bylaws were accepted by the Attorney General in 1953, and that an error was made in determining that Mr. Brogan's house was built prior to bylaw acceptance. Mr. Wider asked that Mr. Brogan withdraw his application without prejudice, and that the filing fee be returned to him. Mr. Brogan agreed.

Mr. Sebastiano made a motion *to withdraw without prejudice the application for Special Permit at 9 Fruit Street;* ***Mr. Hanssen seconded*** *the motion;* ***the vote on the motion*** *was unanimous.*

The Board recessed for 5 minutes, until 7:15 P.M. Mr. Kulesza arrived at this time.

282 Dedham Street (cont'd from 2/6/19)

Mr. Sebastiano made a motion *to withdraw without prejudice the application for Special Permit at 282 Dedham Street;* ***Mr. Hanssen seconded*** *the motion;* ***the vote on the motion*** *was unanimous.*

The Preserve at Abbyville (cont'd from 2/6/19)

Mr. Sebastiano made a motion *to continue the hearing for The Preserve at Abbyville to 4/3/19, at 7:00 P.M. at the Norfolk Town Hall;* ***Mr. Hanssen seconded*** *the motion;* ***the vote on the motion*** *was unanimous.*

Abbyville Commons (cont'd from 2/6/19) To be Continued to April 3, 2019

Mr. Sebastiano made a motion *to continue the hearing for The Preserve at Abbyville to 4/3/19, at 7:00 P.M. at the Norfolk Town Hall;* ***Mr. Hanssen seconded*** *the motion;* ***the vote on the motion*** *was unanimous.*

Village Green, The Enclave (cont'd from 2/27/19)

Mr. Wider called the continued public hearing to order. Mr. Hanssen recused himself from the hearing.

Present were Atty. Dan Hill; Bill McGrath, BETA Engineering; Jason Plourde, BETA Engineering; Tom DiPlacido, Project Manager; Randy Miron, Bohler Engineering; Matt Mrva, Bohler Engineering; Bill Scully, Green International Associates, Inc. (GIAI)

Plans and documents presented and referred to were a letter from BETA to the ZBA, re: "Comprehensive Plan – Landscape Design," dated 3/5/19; 3 sets of architectural plans entitled "Proposed Buildings for The Enclave at Norfolk" [Buildings A, B and C] prepared by HPA Design, Inc., dated 3/6/19; GIAI letter to Jason Plourde, re: "The Enclave Revised Traffic Impact Analysis," dated 3/6/19

Mr. DiPlacido began with an overview of recent activities, and addressed the architectural drawings. There are 3 different models; two are 2-story, one is a ranch; all have master bedroom on first floor; elevations vary. In response to Atty. Hill, Mr. DiPlacido said they could look at possibly turning some of the buildings so as not to have all garages facing front, but site layout and experience with age-restricted housing indicates front entry would be more desirable. Ramps could be installed instead of stairs where needed; every exterior entryway will have a railing; exteriors will be a composite material for easy maintenance, which will be managed by the HOA; indoor ceilings 9'; single-floor units have attic space, which cannot be renovated due to the type of construction (trusses, etc.); effective heights between ranches and 2-stories are virtually the same; Mr. Howe asked about the side entries, and Mr. DiPlacido said the architect has had success with these; all units will have 2 car garages and many will have walkout basements.

Mr. Mrva responded to BETA's letter. Trees greater than 12" in the buffer zone will be flagged. Developer's team is trying to reduce or eliminate the need for walls, other than the entry walls, but if retaining walls are needed, they will comply with the requirement for fieldstone walls. Discussion ensued with relation to 2" to 2-1/2" trees as opposed to 3" trees; the HOA will be responsible for the trees; the Board will require 3". A waiver will be requested for removal of topsoil. Proposed plans call for 13,000 c.y. of earth removal for foundations and septic systems; 500 c.y. per unit is exempt, so 20,000 could be removed under the earth removal bylaw; in addition, the earth removed for those purposes may not be adequate for structural purposes underneath the roadbase and foundations, so it may need to be exported, and other material imported. A photometric plan will not be provided, but some additional lighting will be added and shown of final plans. There is no plan to provide lights on Village Green or Cleveland Street; Mr. Wider said he will evaluate the area and report back; if lights are not to be provided, it may still be worthwhile to install the infrastructure for lights during sidewalk construction. There will be uplights on the entry signs; Mr. Sebastiano remarked that the intersection at the entry should perhaps be considered for lighting. Developer is amenable to planting tree species acceptable to the Board; Mr. McGrath wanted to ensure that there will be fill in the lower branches of the evergreens, if bushes are not to be planted. Plantings around each unit were detailed; Atty. Hill asked if the HOA would be responsible for all landscaping, including mowing individual lots, and Mr. DiPlacido responded that yes, the HOA would be responsible. Mr. McGrath said the plantings for the property across from the entrance on Village Green seem acceptable, but it should be monitored in the field. Mr. McGrath also said that Bohler should speak with BETA's LA as construction

progresses, regarding plantings around septic systems. Mr. Miron said that some witnessed soil testing has been completed, and more is scheduled.

At this point, the Board turned to discussion of waivers. Upon completion of this discussion,

Mr. Kulesza made a motion *to continue the hearing for Village Green, The Enclave, to March 20, 2019, at 7:00 P.M. at the Norfolk Town Hall;* ***Mr. Howe seconded*** *the motion;* ***the vote on the motion*** *was unanimous.*

Mr. Sebastiano made a motion *to adjourn the meeting;* ***Mr. Howe seconded*** *the motion;* ***the vote*** *on the motion was unanimous.*

The meeting was adjourned at 9:54 P.M.

Joseph Sebastiano, Clerk