

Norwell Planning Board Meeting Minutes  
September 17, 2005 Special Session

The Planning Board assembled in the Town Hall Parking Lot at 8:30 a.m. and began site inspections throughout the Town.

Present were Board Members Richard Parnell Barry, James M. Ianiri, Karen A. Joseph and Sally I. Turner and Town Planner Ilana Quirk and Professional Engineer John Chessia of Coler & Colantonio, Inc. Member Bruce W. Graham was absent.

**Clapp Brook Road. 8:40 a.m.**

The Board members observed that the damage to the pavement has not been repaired.

**Cowings Lane. Site Walk. 8:50 a.m.**

Applicant Eugene Mattie and Engineer Joshua Bowes of Merrill Associates were present with a copy of the definitive plan proposal. The center line of the roadway and the parameters of the drainage basin were staked. All present walked the staked areas and observed the proposed location of the subdivision way and the drainage basin.

**Subdivision/Site Plan Tour, continued. 9:30 a.m.**

Forest Ridge: The roadway has been cut in. Engineer Chessia noted that the soil brought to the site did not pass inspection.

Laurelwood: The Norwell section of the roadway has been paved; however, no notice of the paving was provided and the paving was not inspected. It appeared that the berms were not done to the proper specifications.

Walnut Tree: Break out of ground water is still occurring on the slopes of the lots on the intersecting street above Greenbriar Lane and runoff flows to Greenbriar.

Pinson Lane: The drainage basin still does not have the proper leveling at the top, to allow access. The drainage issues on Parker continue. No street trees or street lights have been installed.

Harbor Lane:

Trunnel: The cul-de-sac is ponding, at its low point. Heavy silt was observed, running towards the drainage basin.

Turner's Way: The street sign was not in place.

Cedar Point: No compaction inspections have been requested of C&C.

Heritage Lane: The drainage basin was full, but not overflowing.

Winslow  
Commons:

Tara Drive: Heavy silting of the roadway, on both the River Street side and Pine Street side was observed. Both Riverside and Pine Street and Wildcat have been heavily silted. Wildcat Creek was heavily silted.

Wildcat Hills:  
Centennial Drive:

Donovan Farm: The steep slope above the development appears to be stabilizing, although it is spotty in places. Some trees have died, however, the screening appears to be effective.

Barrel Lane: Circuit Street has recently been paved.

Joshua's Landing: The speed limit signs were observed (30 approaching the site in both directions). The driveway across the street (Noble) does not have an exit onto Trout Brook Lane.

Birchwood/  
Fieldstone: A small amount of stone material is being stored in the cul-de-sac.

Hawthorne: A dead tree was observed in the cul-de-sac. There is still some break out of ground water at the Hudgins lot.

Holly Berry: The street trees are in. The cul-de-sac was ponding at the low point. The Hague driveway to the subdivision way has been installed and the Grove Street entrance closed up.

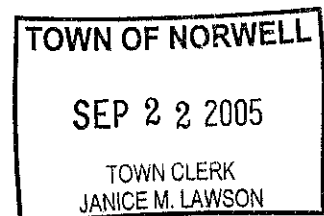
Edgewood: Lots 1 and 2 were observed. Activity blocking the drainage easement was observed.

Brattle Street: Stump storage was observed.

Washington St  
(Marsh Site)

Prairie Farm: Not paved.

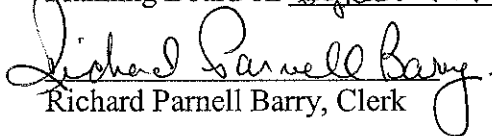
91 Longwater Cir: The site was observed.



- Bright Horizons: Construction appears to be nearing completion.
- Coastal Nissan: The Board members noted that there appears to be too much inventory on site, leaving no room for customer parking. No parking signs have been placed on adjacent parking lots, indicating that neighboring sites are taking the overflow. The members asked that the BI be notified. The members asked that the Health Agent be asked about the status of the tight tank.
- Shaw Saab: The parking appeared to be fine. The members asked that the Health Agent be asked about the status of the tight tank.
- Damon Farm: No site clearing yet.
- Route 53: The improvements are underway.

The subdivision/site plan tour ended at the Town Hall parking lot at approximately 11:30 a.m.

I certify that the above minutes were reviewed and approved by majority vote by the Planning Board on September 21, 2005.

  
Richard Parnell Barry, Clerk

