

Norwell Planning Board Meeting Minutes  
August 16, 2006

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Richard Parnell Barry, Bruce Graham, Karen Joseph and Charles Markham.

**DISCUSSION. Draft Agenda**

Member Barry moved and Member Joseph seconded that the Board accept the agenda as amended, with the addition of Henry's Lane escrow funds, revisit River St. ANR and Section 1642 Committee meeting. The motion was approved 4-0.

**DISCUSSION. Minutes, August 2, 2006**

Member Barry moved and Member Joseph seconded approval of the August 2, 2006 minutes. The motion was approved 4-0.

**DISCUSSION. Bills.**

|  |            |                 |
|--|------------|-----------------|
| Chessia Consulting Services (Wildcat Def. Subd.) | \$289.73   | (Inv. #18)      |
| Coler & Colantonio (Wildcat Def. Subd.)          | \$1,706.26 | (Inv. #9937086) |
| Coler & Colantonio (Forest Ridge)                | \$1,790.00 | (Inv. #9937534) |

Member Markham moved and Member Joseph seconded that the bills be approved for payment and the vouchers signed. The motion was approved 4-0.

**DISCUSSION. ANR Plans.**

The Board reviewed and discussed a plan entitled "Plan of Land for 82 Stetson Road in Norwell, Ma," dated June 13, 2006, and prepared by PLS Paul J. Mirabito of Ross Engineering Co., Inc., 683 Main Street, Norwell, Ma 02061. Mr. Mirabito provided the Board an amended Form A, page 3. Comments from Board members on the ANR submission were provided to Mr. Mirabito. As the comments were minor, Mr. Mirabito took everything back to do over to re-present at the August 30, 2006 Board meeting. Upon a motion made and seconded, the board voted unanimously to approve the applicant's request to withdraw the ANR application.

The Board then reviewed and discussed a plan entitled "Plan of Land for 82 Green Street in Norwell, Ma," dated June 13, 2006, and prepared by PLS Paul J. Mirabito of Ross Engineering Co., Inc., 683 Main Street, Norwell, Ma 02061. Comments from the Board members on the ANR submission were provided to Mr. Mirabito. As the comments were minor, Mr. Mirabito took everything back to do over to re-present at the August 30, 2006, Board meeting. Upon a motion

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made and seconded, the board voted unanimously to approve the applicant's request to withdraw the ANR application.

**DISCUSSION. Arthur Rowe / Forest Ridge – Surety Issues.**

Arthur Rowe of Forest Ridge Realty is interested in exchanging the covenant for lot release with substitution surety in the form of a lenders agreement with a first mortgage. We got it back in the form of a second mortgage. The Board cannot accept it as drafted. Sue Pace presented the Coler & Colantonio August 10, 2006, Forest Ridge surety cost estimate of \$41,000 for the remaining work. Bruce Graham will E-mail Arthur Rowe information to take to his bank. The Board is ready to release the lots and accept the substitute surety but it has to be in the right form. We will revisit the surety issue at the August 30, 2006, meeting at which time we should also have a plan for site review of one of the lots.

Member Joseph suggested we put the ENF for Wildcat on the August 30, 2006, agenda.

**1642 Committee**

Member Joseph reported that the 1642 Committee met last night for the first time and will meet again next Tuesday. Everyone is supposed to be thinking about what is the "low hanging fruit" which can be picked for a change in the bylaw. It was a productive meeting.

**Henry's Lane Escrow**

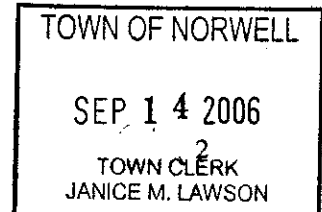
Member Joseph asked if we had received any escrow funds for Henry's Lane. Member Graham will check and send everyone an E-mail.

**River Street ANR**

Chairman Graham stated the Building Inspector believes the proposed common driveway off Stetson Shrine for the River Street ANR is within his authority and that he is ready to issue a permit and will send the Board a letter so the problem of illusory access to the property is moot. However, the Board agreed that the plan is not at all clear. Chairman Graham will contact Attorney Galvin to clarify the Stetson Shrine frontage/common driveway access question.

**DISCUSSION. Trunnel Estates – Surety Reduction Request.**

Steve Waitekaitis has received Chessia Consulting Services LLC August 4, 2006, Trunnel Estates Construction Cost Estimate of \$42,000 for the remaining work. The Board asked for a landscaping plan showing the proposed pines and under story planting at the basin. Mr. Waitekaitis will ask the neighbors what they



would like. He will also submit a schedule for the projected completion of the items contained in the of August 4, 2006, Chessia Consulting Services LLC,

letter within the next couple of weeks. The Board decided that the street lights (2) for the subdivision should be installed as originally planned.

### **Tara Drive**

John Chessia said that Tara Drive wants to pave the third week in September and he questions if escrow funds are available. He is planning a walk through early next week. Chairman Graham will check.

John Chessia asked for the detail of the **Cowings Lane** light which was handed out at a prior Board meeting so he could finish review of the plans.

Chairman Graham stated that escrow funds have been received for **Wildcat Lane** so Mr. Chessia can finish review of the plans.

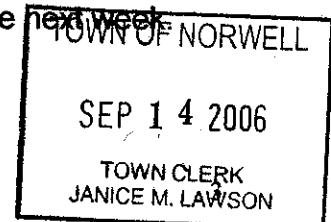
### **Henry's Lane**

John Chessia said the non-frost material did not pass and also that there is an error in the regulations. The new regulations should be changed to reflect 200 sieve with less than 10% passing the 200 rather than 3% as now required in the regulations for non-frost sub grade. Chairman Graham will put John's E-mail in the binder so the correction can be made when next we revise the regs.

### **DISCUSSION. Laurelwood / Cavanaro – Punchlist Review.**

K. Caputo, Mount Blue Construction, Marie Nyhan, Simeone Properties, Attorney T J Recupero, and John Cavanaro, Cavanaro Consulting, were present.

Chairman Graham stated the real driver to the discussion of surety reduction was the cost to get the basin to work as designed. He asked what will be done to fix it, when it will happen and what will it cost. Mr. Caputo stated they did not know what the problem with the basin is. There is a private drain to the basin. He passed out recent fotos of the basin. Their proposal is to take off the top 12", the constraining layer, then regrade with 1.5" stone over a filter fabric, making it more of a recharge basin and then to watch it over the next couple of months to see how it functioned. Chairman Graham asked for a plan, sooner than later, which would improve the permeability of the bottom of the basin. Mr. Caputo wants to observe the basin over the next couple of weeks and do some testing/test pitting to see if the problem was consistent considering the recent rains. He wants to establish a more frequent relationship/communication/dialog with the board regarding the punch list items. Member Joseph asked for a realistic time line(s) for the proposed work. Mr. Caputo said he could submit a time line ~~next week~~



He wants frequent meetings with the board between now and Thanksgiving so that the work can be completed before winter. Mr. Chessia suggested looking at the original permeability tests for the basin and to compare those results with its current condition/similar test to see if the basin soil is the same as what it was supposed to be. This might save time. The \$100,000 estimate seems adequate for the "plugged basin, stripping soil" solution. However, if there was something wrong with the original permeability calculations, can't get it to that rate, never going to be able to make it, then probably the basin will have to be modified into some type of combination detention with an outlet so it doesn't hold water for so long.

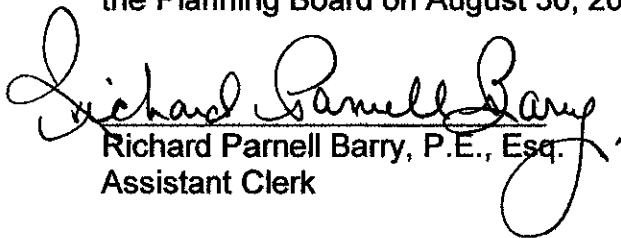
There was further discussion of other punch list items. Member Joseph asked that a letter from the Highway Surveyor be provided concerning berm width before the Board approves further work. We also need some further information on the basin permeability question before the next meeting. Mr. Caputo stated they would redo the wall of basin 2 and reset the outlet structure per the design. They will return to the Board at the next meeting with a good construction schedule.

Chairman Graham stated the Board would be ready to vote on surety reduction at the next meeting.

**DISCUSSION. Adjournment.**

At 9:37 PM Member Barry moved and Member Markham seconded that the Board adjourn. The motion was approved 4-0.

I certify that the above minutes were reviewed and approved by majority vote by the Planning Board on August 30, 2006.

  
Richard Parnell Barry, P.E., Esq.  
Assistant Clerk

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