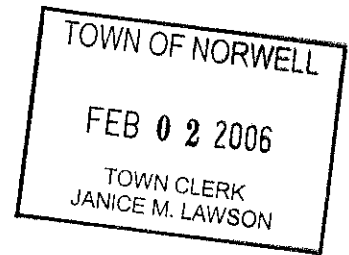


Norwell Planning Board Meeting Minutes  
January 18, 2006 Regular Meeting



The meeting was called to order at 7:00 p.m. Present were Board Members Richard Parnell Barry, Bruce W. Graham, Karen A. Joseph and Sally I. Turner and Planner Ilana Quirk. Member James M. Ianiri was absent.

**DISCUSSION. Draft Agenda. 7:00 p.m.**

Member Turner moved and Member Barry seconded that the Board approve the draft agenda as amended. The motion was approved 4-0, with Member Ianiri absent.

**DISCUSSION. Minutes. 7:00 p.m.**

January 4, 2006 Minutes.

Member Barry moved and Member Joseph seconded that the Board vote to approve the January 4, 2006 minutes. The motion was approved 4-0, with Member Ianiri absent.

**DISCUSSION. ANR Plan. Bills. 7:00 p.m.**

Member Turner moved and Member Joseph seconded that the Board vote to approve and authorize payment of the following bill:

Patriot Ledger Legal Ads: \$519.92

The motion was approved 4-0, with Member Ianiri absent.

**18 Stetson Shrine Lane. Runge. 7:05 p.m.**

Mr. Stephen Runge was present. The Planner presented the Plan. The Board reviewed the ANR Plan and the draft decision prepared by the Planner, dated January 6, 2006.

Member Joseph moved and Member Turner seconded that the Board vote to adopt the staff recommendations set forth in the January 6, 2006 draft decision and to endorse the ANR Plan entitled "Plan of Land Stetson Shrine Lane/Norwell, Massachusetts," dated December 23, 2005, prepared by Merrill Associates, Inc., 427 Columbia Road, Hanover, MA 02339 and signed and stamped by PLS Peter E. Tuttle for Applicant Stephen G. Runge.

The motion was approved 4-0, with Member Ianiri absent.

**DISCUSSION. Mt. Hope ANR Plan. Zollin. 7:10 p.m.**

The Board Members accepted copies of an ANR Plan delivered to the Planning Office on January 17, 2006.

Member Joseph moved and Member Turner seconded that the Planning Board accept submission of an ANR Plan, entitled "Plan of Land in Norwell, Massachusetts prepared for Henry R. Zollin," signed and sealed by Professional Land Surveyor Christopher S. Kelley on January 12, 2006.

The Motion was approved 4-0, with Member Ianiri absent.

The Board deferred action on the ANR Plan until February 1, 2006, so that the Board members would have a chance to review the Plan and the draft decision prepared by staff dated January 17, 2006.

**DISCUSSION. Highway Surveyor. Paving Issues. 7:10 p.m.**

Highway Surveyor Paul Foulsham did not attend the meeting as scheduled. The Planner related a conversation she had earlier in the day with the Highway Surveyor regarding paving issues.

The Highway Surveyor indicated to the Planner that Cape Cod berming is much less expensive to repair and replace than granite curbing and holds up well over time. He has concerns about the repair costs for granite curbing, which can be damaged by snow plows and traffic accidents. It is easier to plow a road with Cape Cod berming as the plow just goes up over the berm, as opposed to granite curbing. Curbing often is part of the drainage system and a missing piece of granite curbing can be a problem and expensive to replace. As to pavement width, the Highway Surveyor does not have a problem with reduced pavement width, provided that there is sufficient snow storage available on the shoulders.

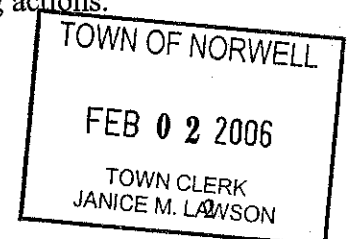
The Board discussed the above remarks with Engineer John Chessia. After a discussion, the Board determined that it will leave the regulations in place and continue to grant waivers as it has been doing on a case by case basis.

**DISCUSSION. Lot 54 Longwater Drive Site Plan. 7:20 p.m.**

Applicant John Barry and his engineer Donald Springhetti were present. Member Ianiri was absent and Member Turner recused herself.

The Board reviewed the revised draft decision prepared by staff, dated January 18, 2006.

The Board reviewed the votes that were necessary and took the following actions.



Member Joseph moved and Member Barry seconded that the Board find trees are properly sized. The motion was approved 3-0, with Member Ianiri absent and Member Turner recused.

Member Barry moved and Member Joseph seconded that the Board find that Longwater Drive is not a state-numbered highway. The motion was approved 3-0, with Member Ianiri absent and Member Turner recused.

Member Barry moved and Member Joseph seconded that the Board recommend that the drainage pipe originally proposed for under the building shall not be allowed and that this prohibition shall be a recommended condition of approval. The motion was approved 3-0, with Member Ianiri absent and Member Turner recused.

Member Joseph moved and Member Barry seconded that the proposed fence at the head of the parking spaces on the ease side of the site shall be deemed to be a sufficient buffer. The motion was approved 3-0, with Member Ianiri absent and Member Turner recused.

Member Graham moved and Member Barry seconded that the Planning Board vote to recommend that the Board of Appeals grant the requested zoning relief, provided that the conditions set forth in the draft decision, dated January 18, 2006 and as further voted above, shall be satisfied. The motion was approved 3-0, with Member Ianiri absent and Member Turner recused.

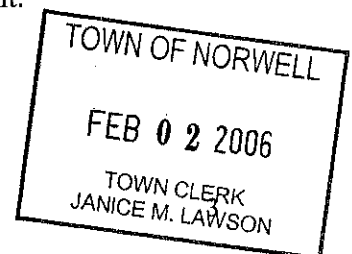
**PUBLIC HEARING. Stormwater Zoning By-laws. 7:35 p.m.**

All members, except Member Ianiri, were present. Member Barry read the legal notice to open the public hearing.

The Planner gave an overview of the two zoning by-law amendments that are proposed. The two amendments are related and need to be accomplished together. The first amendment would amend Zoning By-law §2423 to refer to the new stormwater definitions that are proposed in the second amendment. The impact would be to define the elements of a stormwater management system and exclude all of the elements from the calculation of upland area. Presently, a lot owner may include certain drainage easement areas in the upland calculation. The amendments would change that practice and would provide detailed definitions of each part of such a system.

The Board members discussed the proposals. One member of the public was present, Mr. Michael Tobin of 67 Mt. Blue Street. Mr. Tobin asked if the proposal would be considered at the Annual Town Meeting and he was told that the Board intends that to happen. Mr. Tobin had no comments.

Member Joseph moved and Member Barry seconded that the Board vote to close the public hearing. The motion was approved 4-0, with Member Ianiri absent.



Member Joseph moved and Member Barry seconded that the Board vote to recommend favorable action by Town Meeting on the two stormwater zoning by-law proposals.

The motion was approved 4-0, with Member Ianiri absent.

**DISCUSSION. Trunnel Estates. Surety Change Request. 7:45 p.m.**

Member Turner recused herself.

The Board discussed Mr. Steve Waitekaitis' recent e-mail in which he stated that the only construction left at Trunnel Estates is the installation of landscaping and that this item will occur in the Spring.

The Board determined that the e-mail is a sufficient construction report, provided that Coler & Colantonio confirms that the only apparent outstanding item remaining to be performed is the landscaping. The Board also awaits the erosion and sedimentation control report from Coler & Colantonio.

**DISCUSSION. Appointment to the Selectmen's Stormwater Committee. 7:50 p.m.**

Member Barry nominated Member Joseph for the appointment and Member Joseph stated that she would be willing to serve. Member Graham moved and Member Turner seconded that the Board vote to appoint Member Joseph to the Selectmen's stormwater drainage committee.

The motion was approved 4-0, with Member Ianiri absent.

**DISCUSSION. Brattle Street. Surety Return Request. 7:55 p.m.**

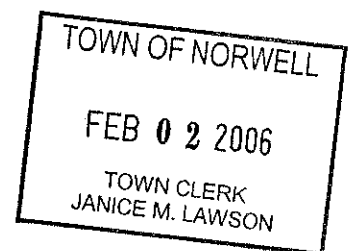
The Board reviewed the applicant's request that Lots 2, 3 and 4 be released from the subdivision covenant. Coler & Colantonio has confirmed that sufficient funds have been provided in order to finish the project.

Member Joseph moved and Member Barry seconded that Lots 2, 3 and 4 be released from the subdivision covenant. The motion was approved 4-0, with Member Ianiri absent.

**DISCUSSION. Lots 2 and 3 Grove Street. 8:00 p.m.**

The Board reviewed Mr. DeGhetto's recent letter and the draft letter prepared by staff. Member Barry moved and Member Joseph seconded that the Board vote to send the draft letter to Mr. DeGhetto.

**DISCUSSION. Turner's Way. 8:05 p.m.**



Member Turner recused herself. The Board discussed David Turner's request to release Lots 1-3 and 5 from the Subdivision Covenant. The request was received today and Mr. Turner requested expedited action on his request as he scheduled a closing for today. The Board noted that, during October 2005, the Board recommended that Mr. Turner seek a release of all lots at that time, to avoid last minute requests for lot releases.

The Board reviewed the status of the surety. Full money-based surety is already in place to guarantee completion of all remaining work. Lot 4 was released from the Covenant during October 2005. A release of Lots 1, 2, 3 and 5 is sought. If the release is granted, Lots 6 and 10B would remain under the Covenant.

Member Barry moved and Member Joseph seconded that the Board vote to grant the applicant's request that Lots 1, 2, 3 and 5 be released by the Planning Board from the Subdivision Covenant, with the requirement that \$55,450 in cash-based surety shall continue to be maintained as surety until further action of the Planning Board and that the Board urge the applicant to seek the release of Lots 6 and 10B as soon as possible.

The motion was approved 3-0, with Member Ianiri absent and Member Turner recused.

**DISCUSSION. White Barn Lane Project Eligibility. 8:10 p.m.**

The Board discussed the deadline for making comments to the Board of Selectmen, regarding the White Barn Lane Project Eligibility application and discussed possible comments. The members discussed concerns about access, sight distance requirements, the current design and construction of White Barn Lane.

Member Joseph moved and Member Turner seconded that the Board vote to authorize Member Graham to sign a letter reciting the Planning Board's concerns and send it to the Board of Selectmen. The motion was approved 4-0, with Member Ianiri absent.

**DISCUSSION. Adjournment. 8:25 p.m.**

At approximately 8:25 p.m., Member Barry moved and Member Turner seconded that the Board vote to adjourn. The motion was approved 4-0, with Member Ianiri absent.

I certify that the above minutes were approved by majority vote by the Planning Board on

*February 1*, 2006.

*Richard Parnell Barry*  
Richard Parnell Barry, Clerk

