

Norwell Planning Board Meeting Minutes
June 21, 2006

TOWN OF NORWELL

JUL 06 2006

TOWN CLERK
JANICE M. LAWSON

The meeting was called to order at approximately 7:02 p.m. Present were Board Members Richard Parnell Barry, Bruce W. Graham, Karen A. Joseph, and Sally I. Turner. Charles Markham was absent.

DISCUSSION. Draft Agenda

Member Barry moved and Member Joseph seconded that the Board accept the agenda as amended, with the addition of correspondence that needs to be addressed and the Master Plan. The motion was approved 4-0.

DISCUSSION. Minutes, June 14, 2006

Member Barry moved and Member Joseph seconded approval of the June 14, 2006 minutes. The motion was approved 4-0.

DISCUSSION. Bills.

Coler & Colantonio	(Finagle Land, LLC)	\$2,741.12
"	" (Forest Ridge)	\$ 750.03
"	" (Holly Berry Trail)	\$ 85.16
"	" (Joshua's Landing)	\$ 329.26
"	" (SS Medical Center)	\$2,452.80
"	" (Marsh Liquors)	\$1,723.26
"	" (400 Washington St)	\$ 73.70
"	" (Wildcat Subdiv)	\$ 375.00
Trillium Studios	(Master Plan Prntg)	\$3,127.08
Elite Print Mgmt	(" " ")	\$3,955.00

Member Barry 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 the draft Certificate of vote for the ANR entitled "Plan of Land River Street and Stetson Shrine Lane, Norwell, Massachusetts, dated May 30, 2006." A number of corrections were noted

Member Joseph moved and Member Barry seconded that the May 30, 2006 ANR Plan be denied for the reasons set forth on the Certificate of Vote with the few corrections incorporated. The motion was approved 4-0.

Chairman Graham will prepare the final copy to be signed and submitted to the Town Clerk.

DISCUSSION. Affordable Housing. Report.

The report of the Affordable Housing Committee will be postponed until July 5, 2006 so that our representative, Neil Farmer, can attend.

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Atty. Robert W. Galvin attended. His recommendation on residential lots is to adopt some sort of lot coverage restriction, which would limit the size of a home relative to the size (buildable area) of a lot. Lot coverage looks to the FOOTPRINT relative to the size of the lot whereas Floor Area Ratio (FAR) calculates the total VOLUME of a home, incorporating the square footage of all floors, in relation to the lot size. Discussion followed regarding several recent cases and how either a FAR or a lot coverage by-law would have affected the outcomes. Bob Galvin says Floor Area Ratio is "chicer," and less painful to homeowners, whereas Lot Coverage restriction is simpler and easier to understand. Bob Galvin recommended including tables to make the allowed ratios clear to residents and all interested parties. He will submit some proposed Floor Area Ratio restrictions to the By-Law Committee for its consideration. Bob Galvin also strongly recommended that the Planning Board submit a Town Meeting article with language to amend and clarify Section 1650 of the By-Law (Isolated Lots) to apply only to vacant land. Member Joseph suggested that we should review all of Section 1600 for clarity and consistency.

PUBLIC HEARING. Amendments to the Rules & Regulations. 7:30PM

The Public hearing was opened and the notice was read by the Clerk. Planning Board Consulting Engineer John Chessia attended the hearing. Discussion followed on several technical points and several corrections were noted prior to voting on the amendments.

- (1) 4.2.2, regarding ANR requirements;
- (2) 6.3.1 and 6.13.2, regarding copies required for plans and drainage reports;
- (3) 7.C.1, regarding drainage requirements;
- (4) 9.18, regarding as-built requirements.

Member Joseph moved and Member Barry seconded to close the Public Hearing. Member Joseph moved and Member Barry seconded that the Board adopt the proposed amendments to the Rules and Regulations with the noted corrections. The motion was approved 4-0. Chairman Graham will finalize the copy incorporating the corrections, and coordinate with Meredith Schmid to file the final copy with the Town Clerk.

DISCUSSION. Finagle a Bagel Site Plan. 69 Washington Street. 7:45PM

Owner and Applicant Alan Litchman was present. Engineer David Faist of Faist Engineering, and Jeremy Zives attended on behalf of the applicant. Chairman Graham opined that it is his goal to expedite the advancement of the Planning Board's review to the Board of Appeals. Engineer Faist submitted handouts and

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outlined some changes to sheets C-1 and C-2. Since the last meeting, he did a detailed computer model of the site drainage. Following an hour-long meeting with John Chessia regarding his current review, he will add stormwater improvements. There is a low point at the rear of the site, and it appears that much of the water from this site as well as from the MacDonald's next door drains to this low point. Among the work proposed, they will provide a trench drain and Stormceptor 900 water quality unit; do additional soil testing on the property in the area of proposed new dry wells and at the rear of the site to show 100% recharge areas and calculations; and do tweaks to the drainage model. They have submitted an application to MassHighways regarding the curb cuts. They are not proposing work in the front of the building, but noted that the new sidewalk will be behind the present sign when the Route 53 work is completed. A bike rack was added to Sheet 1. Additional traffic studies have been done. Member Joseph requested the landscape plan be coordinated with the other improvements. Member Barry mentioned a concern about the number of signs. The required changes will be presented to the Planning Board on July 19, 2006 at 8:30, with the intent to have our recommendation in time for the ZBA meeting on July 27th. They will replenish the review fund by \$1,700 to bring the balance to \$4,000.

DISCUSSION. Webb Site Plan. 134 Washington Street. 9:00PM

Greg Webb appeared to discuss our site plan review. Member Joseph asked if all information regarding changes is now shown on the plan. John Chessia went over the changes and noted that if the catch basin is fixed by applying an overlay, the recharge will meet requirements. Contours seem to close and work now, but the plan should be updated to reflect the changes. A variance is no longer needed for 46% impervious coverage because of the recent change in the Zoning By-Law. There is still a discrepancy on the width of the entrance driveway – the plan now shows 23 feet, whereas the actual width has been adjusted to 24 feet. Still needed are an area map and drainage divides shown on the plan. John Chessia recommended that the applicant submit a letter to clarify all of the changes. Discussion will be continued at our meeting on July 5, 2006 at 8:00.

DISCUSSION. Cowings Lane. Endorsement. 9:30PM

Eugene Mattie appeared to deliver a letter regarding endorsement issues remaining for Cowings Lane, now scheduled for July 19, 2006. The 180-day timeframe for endorsement deadline is August 14, 2006. If needed, we could vote to extend the deadline as late as August 2. It was noted that we are awaiting the Homeowner's Association document and Operation and Maintenance Plan materials for review. In John Chessia's review letter, the need for easements for sight distance was noted. John Chessia also noted that the Water Commissioners' issues need resolution, and the final sheets must be stamped by the engineer and have proper certifications. A note is needed on the plans that the basement floors shall be above the water table. Member Joseph asked about the Drainage Committee waiver and whether a field change is

required for the street lights. John Chessia questioned the need for a waiver for the location of street trees, as they are shown on the plan being placed in a 10-foot planting easement. The Book and Page of the recording of the Certificate of Vote needs to be shown on the cover sheet.

DISCUSSION. Consulting Engineer.

John Chessia has left Coler and Colantonio to form his own company, called Chessia Consulting Services LLC. Chairman Graham reported on his research regarding how a new arrangement with Chessia Consulting would work, analyzing costs and benefits of retaining them as the Planning Board's consulting engineer. John Chessia noted that there will continue to be contact with Coler and Colantonio, and that Cavanaro Consulting in Norwell Center may provide backup if needed. Member Joseph moved and Member Barry seconded that we retain Chessia Consulting Services as consulting engineer. The motion was approved 4-0.

Further discussion determined that in the future all materials must be submitted to the Planning Board office, and stamped in for John to pick up. He intends to conduct meetings with applicants' engineers here at Town Hall. John's new telephone number is 781-659-2225, and Fax number is 781-659-2265. E-mail is jchessia@chessia.com.

DISCUSSION. Admin. Asst. Coordination.

Chairman Graham reported that the Selectmen approved our joint proposal with the Conservation Commission to staff the two offices with one 26-hour position and one 11-hour position. However, legal questions about funding have been raised, and we are waiting for resolution. We will strive to have resolution of this before July 1, 2006.

DISCUSSION. Planner

References for Todd Thomas have not been checked yet, and the Town Planner position has been reposted on the MMA.org website. Chairman Graham will pursue further applications.

DISCUSSION. Adjournment. 10:08 p.m.

At approximately 10:08 p.m., Member Turner moved and Member Barry 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 *July 5*, 2006.

Sally I. Turner
Sally I. Turner, Clerk

