

Norwell Planning Board Meeting Minutes
March 1, 2006 Regular Meeting

The meeting was called to order at 7:05 p.m. Present were Board Members Richard Parnell Barry, Bruce W. Graham, James M. Ianiri, Karen A. Joseph and Sally I. Turner and Planner Ilana Quirk.

DISCUSSION. Draft Agenda. 7:05 p.m.

Member Ianiri moved and Member Barry seconded that the Board approve the draft agenda as amended. The motion was approved 5-0.

DISCUSSION. February 15, 2006 Minutes. 7:05 p.m.

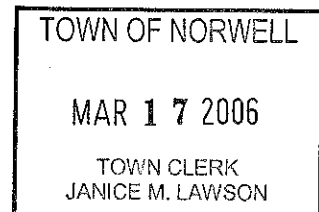
Member Barry moved and Member Ianiri seconded that the Board vote to approve the February 15, 2006 minutes. The motion was approved 5-0.

DISCUSSION. Bills. 7:00 p.m.

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

Coler & Colantonio, Inc. Review Fee Bills:

Barrel Lane:	\$ 643.86
Black Pond:	\$1,352.04
Cowings:	\$ 988.24
Hawthorne:	\$1,017.92
Holly Berry:	\$2,143.83
Lot 54 Longwater:	\$ 762.50
Marsh Liquors:	\$ 795.00



The motion was approved 5-0.

DISCUSSION. 533 Grove Street. Cashin ANR. 7:10 p.m.

The Board reviewed a plan entitled, "Plan of Land Being A Subdivision Of Lots 3 & 4 As Shown On Plan 39051-B, Grove Street, Norwell, MA," dated February 15, 2006 prepared by PLS Lloyd J. Lowell and PE John C. Cavanaro, for Applicant/Owner Robert L. Cashin, Trustee of the Cashin Family Property Trust-I. The plan was submitted to the Planning Office on Friday, February 24, 2006.

The Board reviewed a draft decision prepared by staff, dated February 28, 2006. The plan is a revision to a plan endorsed during January of 2006. The only changes made were to add two stone bounds to the plan, at the request of the Land Court's engineering department and to provide a new plan date and move the signature block and two notes.

Member Ianiri moved and Member Joseph seconded that the Board vote to accept submission of the February 15, 2006 ANR Plan for 533 Grove Street and to adopt the recommended findings set forth in the February 28, 2006 draft decision prepared by staff and to endorse the February 15, 2006 ANR Plan. The motion was approved 5-0.

DISCUSSION. Pinson Lane Easement. 7:10 p.m.

All members were present. The Board discussed the Pinson Lane Easement petition referred to the Board by the Board of Selectmen on February 27, 2006.

The Board directed the Planner to prepare a draft report that would recommend that the easement be given, with language that will make it clear that such easements should not be routinely given and describe the circumstances that are in place in this case and the conditions under which such an easement should be granted.

DISCUSSION. Holly Berry Street Acceptance Petition. 7:10 p.m.

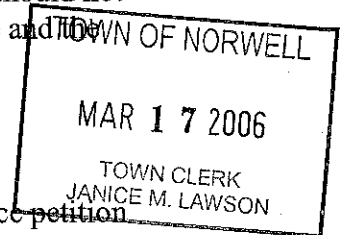
All members were present. The Board members reviewed the street acceptance petition referred to the Board by the Board of Selectmen on February 27, 2006.

The Board discussed the fact that the as-built plans are not finished and that heavy equipment is still present on the site and that both of these issues would prevent the Board from recommending acceptance of the way as a public way at this time.

The Board discussed the underground stormwater drainage system in place at the property and discussed the various options available to the Board. One option is to recommend acceptance of the way and its drainage system to Town Meeting. A second option is to recommend acceptance of the way, but to recommend that responsibility for the drainage system be left to the Homeowners Association. The HOA trust agreement provides that until accepted, the drainage system is private, with the Town having the right, but not the obligation to repair and maintain the drainage system, and the right to impose a lien for repairs against the homeowners. A third option is to recommend against acceptance.

All five Board members noted that they are opposed to having the costs associated with repairing, maintaining and replacing the underground stormwater drainage system taken over by the Town.

The Board discussed a fourth option, that of recommending against street acceptance, but, at the same time, recommending that the Selectmen place the way on the list of private ways that are to be plowed under G.L. c.40, §6C. The Board members directed



that a draft report that reviews the options and selects the fourth option be prepared for discussion and a vote at the next Board meeting.

DISCUSSION. 104 Washington Street. Marsh Liquors/CVS Site Plan. 7:30 p.m.

All Board members were present. Professional Engineer John Chessia of Coler & Colantonio, Inc. was present for the Board.

Applicant Steve Marsh was present, with Attorney Roger Hughes, Engineer Jennifer Turcotte of Green Environmental, Design Engineer Taylor Dowdy of Vanasse Hangen Brustlin, Inc. ("VHB"), Traffic Engineer Patrick Dunford of VHB, Engineer Gary McCord of VHB, Engineer John Stevenson of VHB and Architect Kevin Patent of VHB.

Chairman Graham explained the Planning Board's procedure for site plans. He noted that the proceeding is not a public hearing and that the Planning Board's report will be a recommendation to the Board of Appeals. The Board of Appeals will hold a public hearing on this matter, once the Planning Board's recommendation is ready, and then the Board of Appeals will make the decision as to whether to grant the site plan and other zoning relief requested by the applicant.

Chairman Graham noted that his review of the February 17, 2006 peer engineering review report prepared by Engineer Chessia indicates that there are a number of technical issues that must be addressed by the applicant and he expects that a revised plan would be required and that it would have to undergo technical review again.

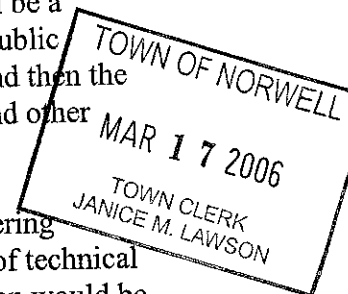
The applicant's representatives made a presentation. Attorney Hughes introduced the engineers and the architect present from VHB.

Engineer Turcotte gave a brief introduction, noting that the plans already have been revised in response to Engineer Chessia's report. She stated that the drainage system will full recharge the stormwater on the property. The drainage basin that was partially located in a residential district has been moved so that it is located entirely in the business district. The dumpster and vertical compactor have been relocated so that they no longer violate the required residential buffer.

Engineer Dowdy noted that there would be a slight overflow of the revised drainage basin onto land in the residential district during a 100-year storm. He stated that test pits were done last week to support the locations of the drainage basins and were witnessed by the Board of Health.

Member Barry asked where the drainage from the northwest corner of the property (the triangle that points toward the intersection of Washington, Grove and High streets) would flow. Engineer Dowdy stated that the flow would be toward the intersection.

Engineer Dunford explained the proposed traffic circulation. There would be two driveways on Washington Street and one on High Street. Truck traffic making deliveries



would be told to enter on Washington Street and avoid the High Street access. The purpose of the High Street access would be to facilitate the prescription drive-through and to allow a way for traffic to exit onto High Street and avoid a left onto Washington Street. He stated that CVS would control the timing and pathways of the delivery trucks. He estimated that two tractor-trailer deliveries would occur per week. Applicant Marsh estimated that the liquor store receives two tractor-trailer deliveries per week, in addition to smaller trucks throughout the week.

Engineer Dunford confirmed that signage on High Street stating "No Truck Traffic" would be appropriate the applicant would have no objection to providing that. Member Joseph noted that she would want the signage in place.

The Board discussed requiring a no left-hand turn requirement and signage for the Washington Street access closest to the intersection.

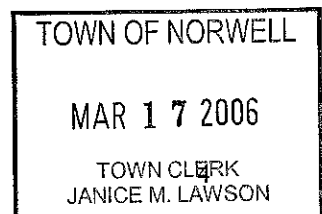
Engineer Dunford agreed to provide the turning data to C&C and to the Board to support the proposed location and width of the driveway leading to the other Washington Street access point (i.e., the access point farthest from the Grove/High/Washington Street intersection). He acknowledged that a tractor-trailer truck would have to move into the lane for incoming traffic when exiting. He explained that he could design the driveway to be wide enough to accommodate the truck traffic to prevent that; however, then the driveway would be extremely wide and that could cause a larger problem. Member Joseph stated that it appeared that eliminating a parking space would solve the problem and prevent the turning problem and the problem with too much width. Engineer Dunford agreed to look at that potential solution.

Member Joseph asked about the impervious area under the revised plan. Engineer Dunford stated that that the pervious area would be 58%, with 42% impervious.

Engineer Chessia made a presentation. Chairman Graham asked for an overview of the main issues and the biggest obstacles. Engineer Chessia noted that zoning compliance is the biggest obstacle. He noted these problems for the Board's consideration in his report. The other obstacle is making the drainage work. He was contacted by VHB engineers today and will set up a meeting to review the technical problems, once he receives the revised plan and has had a chance to review it.

The Planner provided the Board, the applicant and the public with a staff memo, setting out the zoning obstacles to the project. These issues will be discussed at the Board's next meeting.

Attorney Hughes noted that the revised plans will be presented to the Design Review Board. Architect Putnam made a brief presentation of the architectural plans. Members Turner and Barry noted that they would like to see a covered walkway between the buildings.



A sign detail was presented to the Board. The Board members noted that the signage appears to be too large. Attorney Hughes argued that the signage is consistent with the size of the building and similar to the signage approved for the Stop and Shop on Washington Street. The members noted that it is not in keeping with the neighborhood. Member Barry noted that he believes that the proposed freestanding signage, in particular, is much too large. He asked that the proposed landscaping detail around the footings of the freestanding signage be shown on the plan.

Engineer Dunford reviewed the lighting proposed for the project and stated that he believes that it will be shielded to prevent light spillage. He stated that the lights will go off a hour after closing.

The applicants' representatives indicated that the revised plans were ready to be filed in the next day or so. The Board scheduled further discussion on the project for April 5, 2006 and informed the applicant that revised plans would be due, not later than noon on March 15, 2006, in order to be reviewed and discussed on April 5th.

DISCUSSION. 134 Washington Street. 8:30 p.m.

All members were present. The applicant was not present. The February 17, 2006 C&C report was sent to the applicant's representatives on February 20, 2006. The Planner notified the applicant of the meeting today.

Engineer Chessia noted that his report indicates that further revisions to the plans are necessary.

Member Joseph moved and Member Ianiri seconded that the Board vote to inform the applicant that a response to the February 17, 2006 C&C report is necessary and that the Board will schedule a discussion on the project in the future, once the response is received. The motion was approved 5-0.

The Board members noted that tonight is Member Ianiri's last meeting and the members thanked him very much for his service and noted that he will be missed.

DISCUSSION. Adjournment. 8:40 p.m.

At approximately 8:40 p.m., Member Ianiri moved and Member Turner seconded that the Board vote to adjourn. The motion was approved 5-0.

I certify that the Planning Board approved the above minutes by majority vote on
March 15, 2006.

Richard Parnell Barry
Richard Parnell Barry, Clerk

