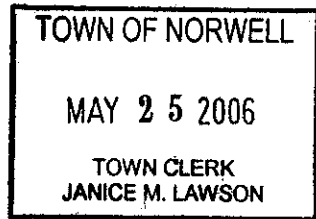


Norwell Planning Board Meeting Minutes
May 10, 2006 Regular Meeting



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

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

Member Barry moved and Member Turner seconded that the Board approve the draft agenda, with the addition of discussions regarding the master plan, reconsideration of Article 17 at Town Meeting and the Planner Position. The motion was approved 5-0.

DISCUSSION. April 26, 2006 Minutes. 7:00 p.m.

Member Barry moved and Member Turner seconded that the Board vote to approve the April 26, 2006 minutes. The motion was approved 5-0.

DISCUSSION. May 8, 2006 Minutes. 7:00 p.m.

Member Joseph moved and Member Barry seconded that the Board vote to approve the May 8, 2006 minutes, with an amendment to indicate that Selectmen was not at the meeting. The motion was approved 5-0.

DISCUSSION. Bills. 7:05 p.m.

Coler & Colantonio, Inc.:	
Trunnel Definitive Subdivision:	\$ 330.00
Master Plan Mailing	
U.S. Post Master:	\$320.62

Member Joseph moved and Member Barry seconded that the above bills be authorized for payment. The motion was approved 5-0.

DISCUSSION. Affordable Housing Partnership Membership. 7:05 p.m.

The Planning Board met with Mr. Neil Farmer to discuss his possible appointment to the Affordable Housing Partnership as the Planning Board's representative as none of the Board members has had enough time to devote to this task. Mr. Farmer noted that the task of providing sufficient affordable housing in Norwell is uniquely tough as the Town has poor soil conditions and does not have municipal sewerage available. The Board and Mr. Farmer reviewed the various options available to promote affordable housing. Mr. Farmer noted that rental housing has not proven cost effective for developers in recent

years and that there is a trend against it. Chairman Graham suggested that CPC funds be explored to attempt to make a rental project more cost effective. It would be possible to have a developer propose two projects, one rental and one home ownership and review the pro formas for each and then provide funding that could make up the difference between the two. Mr. Farmer stated that he would explore this idea with the AHP.

Member Barry moved and Member Joseph seconded that the Planning Board vote to appoint Mr. Farmer as the Planning Board's appointee to the Affordable Housing Partnership Committee. The motion was approved 5-0.

The Board discussed a reporting schedule with Mr. Farmer and Mr. Farmer agreed to send an e-mail to the Board following each AHP meeting to report on the progress being made and to meet with the Board every two months or more often, as necessary.

DISCUSSION. Forest Ridge. Proposed Field Changes. 7:20 p.m.

The Board discussed Developer Arthur Rowe's request for two field changes for Forest Ridge Subdivision, a project under construction off of Summer Street.

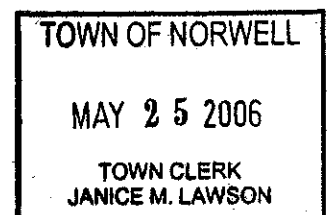
Mr. Rowe's first field change request is that he be allowed to use an 18-inch monolithic cape cod berm, instead of the 24-inch monolithic cape cod berm show on the approved definitive plan. The Board noted that this request is frequently made as many pavers only have an 18-inch mold and that the new regulations require the 18-inch berm, rather than 24 inches. Engineer Chessia gave his recommendation that there is no problem with an 18-inch berm.

Member Joseph moved and Member Turner seconded that the Planning Board vote to grant developer Arthur Rowe's request for a field change to allow the project to use an 18-inch monolithic cape cod berm, rather than a 24-inch monolithic cape cod berm. The motion was approved 5-0.

Mr. Rowe's second field change request is that he be allowed to reduce the size of the stone rip-rap required for the drainage basin outfall/spillway, from 9-12 inch stone (70 to 100 pounds each) to a smaller size, 6 to 9 inches, with a lesser weight. Engineer Chessia and the Board members expressed a preference for the larger stone to make sure that, in a larger storm event, that the stone will not move out of place.

Member Joseph moved and Member Barry seconded that the Planning Board vote to deny developer Arthur Rowe's request for a field change to allow a reduction in the size of the stone required for the drainage basin outfall as the Board wants to maintain the current size to ensure that the stone will not move out of place during a heavy storm event. The motion was approved 5-0.

DISCUSSION. Master Plan. 7:20 p.m.



Chairman Graham gave the members a copy of the executive summary. There is an error in the return address. It went to the printer with the correct address, but was printed with an erroneous street number. The Board discussed asking the printer to produce corrected labels and put them over the erroneous address. Chairman Graham gave the final version to the Members and each member took an assigned portion of the version to proof read.

DISCUSSION. 104 Washington Street. Marsh and CVS Site Plan.

Chairman Graham introduced the project and, as many members of the public who had not attended the previous meetings held regarding the project, he explained again that the Planning Board provides only a technical review of the project and then provides a non-binding recommendation to the Board of Appeals, which then makes the decision as to whether to grant the requested relief.

Clerk Turner read three sets of written comments into the record that were received by the Board today, from the DeLucas, Nana Jean and Steven Regan. The first two were opposed to the project and the third was in favor.

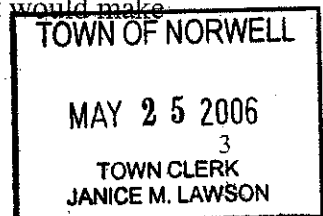
Chairman Graham invited the Applicant to review the changes made to the plan on April 19, 2006.

Attorney Roger Hughes introduced Applicant Stephen Marsh and the Applicant's technical consultants: Engineer Jennifer Turcotte of Green Environmental Engineering and William Prentiss of Gershman Brown, Civil Engineer Taylor Dowdy of VHB and Traffic Engineer of VHB.

Engineer Turcotte gave a brief overview of the project changes and noted that a zoning amendment, altering the impervious surface requirements in the Aquifer Protection District, was approved by Town Meeting last evening and that further changes to the plan may be designed in the future as a result.

Civil Engineer Dowdy of VHB made a presentation and responded to the May 3, 2006 Coler & Colantonio, Inc. report and noted numerous changes that VHB intends to make to the plan in response to the comments made by Engineer Chessia. The requested survey of the Phelps/Mims property will be provided, the details will be changed to match the hydrograph report, the NVD will match, the catchbasin on High Street will be replaced, the signage detail will be provided to the Board of Appeals, the emergency overflow has been raised to 1.4 feet above the 100 foot flood elevation to safeguard against back to back 100-year storms, and 4 drainage structures will be added (stormceptor alternatives).

Traffic Engineer Pat Dowdy of VHB made a lengthy presentation and reviewed all of the traffic elements of the project again. He reviewed an alternative proposal for the entrance from Washington Street closest to the intersection that would make truck entry easier and stated that the Applicant will work with Mass. Highway to have the second alternative accepted to allow a greater curb cut. It has a compound curb radius that would make



entry easier. He agreed that the drawing shows an erratic truck route, but stated that this was a computer issue and that the wheels of a truck would not touch the curbs or sidewalks, but the body of the truck would be above them. He stated that the software was very conservative and used a default speed of 5 mph and the trucks probably would go even slower than that.

It was estimated that CVS would have 2 tractor-trailer deliveries per week and that Marsh Liquors would have 2-3 tractor-trailer deliveries per week. Marsh has a total of 15-20 deliveries by trucks, mostly small ones, per week.

Member Joseph noted that she would want to see all construction vehicles using Route 53 as access. The Applicant agreed that this was easily doable and Engineer Turcotte agreed that the plan could and will be changed to reflect that request.

Member Joseph noted that she wanted to make sure that the Applicant requires that employees shall park as far from the entrances as possible and that they will be in the parking areas where moving cars would conflict with truck traffic.

Member Turner noted that she wants to see the greater turning ability for the trucks entering the site.

The Board discussed the hours of operation and a representative for CVS stated that CVS prefers to take deliveries outside of normal hours of operation as it reduces conflicts with the customers. So, there is no problem with requiring deliveries outside of business hours.

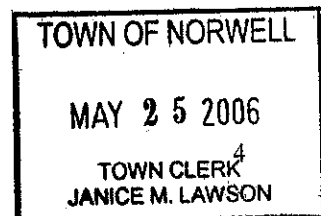
The Board asked for input from the Board's engineering consultant, Professional Engineer John Chessia of Coler & Colantonio, Inc.

Engineer Chessia stated that changes were discussed tonight by the Applicant's representatives that he has not seen and so he cannot comment on those changes.

Engineer Chessia stated that he is not convinced that the tractor-trailer trucks will be able to make the necessary turns at the property. It is a tight site relative to the trucks that will service it.

Engineer Chessia noted that most of the remaining issues raised in his report were minor and could be addressed with voluntary changes and conditions of approval. The drainage appears to be safe, with the exception of two pipes in the northeast corner that he noted in his report that conflict. It is an easy thing to fix and should be fixed.

Member Markham asked about the affordable housing proposal that originally was discussed and Attorney Hughes responded that the proposal was eliminated from this plan in order to conform to current Aquifer Protection District requirements. If there is the potential to do some affordable housing, then that will be attempted in the future.



Mr. Kevin Roberts of 105 High Street. Mr. Roberts asked why the access points for the trucks weren't reversed and stated his opinion that the site is too small for what is proposed.

Engineer Dunford replied that the rear of the property is one way and the traffic flow was better this way. He acknowledged that this was not an easy site. And, of course, smaller trucks could be used, but it would result in many more deliveries, which would create a different problem.

Attorney Hughes noted that this is the Applicant's third meeting with the Planning Board and that the plans have been revised a number of times and the Applicant is trying to cooperate with everyone to make the best plan possible. He stated his belief that the end result will be far better than the existing conditions. He noted that the Marsh Liquor truck traffic will not increase. That will be the same as what it is now. The CVS truck traffic will add just two trucks per week. It should be a big improvement, with adverse impacts.

Mr. Barnum of 56 High Street stated that he is opposed to the plan, as it will wipe out a third of the houses in the neighborhood. Member Joseph noted that this is a commercial district and the Applicant has rights to develop it. Mr. Barnum repeated that the building is too big for the property. He asked if it would be a 24-hour CVS. The Applicant stated that it would not be.

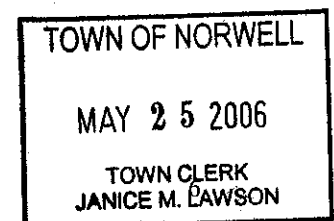
Member Joseph asked why Mass Highway insists upon a 30' radius at entrances, when entering trucks needs a 45-foot turning radius. Engineer Dunford stated that he believes that this is because the amount of truck traffic will be so limited.

Attorney Kenneth J. Hill of Adler, Pollock & Sheehan, P.C. Attorney Hill stated that he represents the owner of 119 Washington Street. He reviewed the VHB automobile traffic information and noted that the proposed development is predicted to increase traffic near his client's entrance, so that the delay to enter and exit the property would increase from 38 seconds to more than two minutes. This is a tremendous safety concern and would move the level of service to F, that of failure. If forced to wait more than two minutes, people will make unsafe judgments. He asked that the Planning Board recommend that more traffic review be done regarding this issue. He noted that failure is measured at a 50 second wait. So, a 128 second wait would be a disaster.

Attorney Hughes stated that that there would only be two additional truck deliveries over what there is now. It isn't that big a problem.

Attorney Hill stated that he was referring to automobile traffic, not truck traffic. A new traffic study should be ordered.

Mr. John Johnson of 56 Ridge Hill Road. Mr. Johnson noted his opposition and his concern about traffic.



traffic data regarding the increase in automobile traffic be gathered and evaluated. The motion was approved 4-0-1, with Member Markham abstaining.

Member Barry moved and Member Joseph seconded that the Planning Board vote to recommend that the Board of Appeals grant the requested zoning relief, provided that the recommendations set forth in the May 3, 2006 peer engineering review report of Professional Engineer John C. Chessia of Coler & Colantonio, Inc. and the recommended conditions of approval adopted by the Planning Board are imposed as conditions of any approval granted by the Board of Appeals. The motion was approved 4-0-1, with Member Markham abstaining.

DISCUSSION. Reconsideration of Article 17 (Stormwater ZBL). 10:00 p.m.

The Board discussed its desire to move for reconsideration of Article 17 and to have that happen after ZBL §1642 is discussed and acted upon. If the amendment to §1642 is adopted, then the objections stated at last evening's iteration of Town Meeting should be moot. Chairman Graham noted that he gave written notice of the intention to move reconsideration to the Moderator, in case notice was required within 24 hours. The Moderator indicated this evening that it is all set.

DISCUSSION. Planner Position. 10:05 p.m.

Member Graham noted that he has asked that the Town Administrator provide specific information regarding health insurance benefits and costs, the state pension benefits, union dues and mileage reimbursement. Member Graham noted that he understands that the advertising for the position will begin tomorrow. He will e-mail any resumes received to the members for review. It may be possible at the May 24th meeting for the Board to discuss the resumes received at that point and select some applicants for interviewing.

DISCUSSION. Adjournment. 10:10 p.m.

At approximately 10:10 p.m., Member Barry moved and Member Joseph 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

MAY 24, 2006.

Sally I. Turner
Sally I. Turner, Clerk

