

10
Norwell Planning Board Meeting Minutes
October 11, 2006

The meeting was called to order at approximately 7:05 p.m. Present were Board Members: Richard Parnell Barry, Bruce W. Graham, Karen A. Joseph, Charles Markham, and Sally I. Turner

DISCUSSION. Draft Agenda.

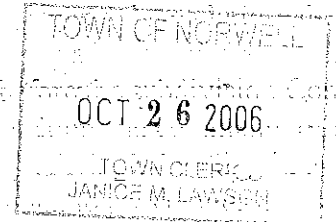
Upon a motion moved and seconded, Member Joseph added a discussion of The 1642 Committee to the agenda. Member Barry moved and Member Turner seconded that the Board accept the amended agenda as presented. The motion was approved 4-0, with Member Markham absent.

DISCUSSION. September 27, 2006 Regular Session Minutes.

Member Joseph moved and Member Barry seconded the motion to accept the minutes as presented. The motion was approved 3-0, with Member Turner abstaining, and Member Markham absent.

DISCUSSION. Bills.

Todd Thomas (mileage-Wildcat)	\$43.52
W.B. Mason (Master Plan Binders)	\$84.80
Chessia Consulting (Inv. #45-Henry's Ln.)	\$222.23
Chessia Consulting (Inv. #46-Laurelwood)	\$1,334.24



Member Barry moved and Member Turner seconded that the bills be approved for payment and the vouchers signed. The motion was approved 5-0.

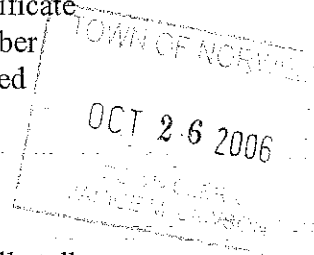
DISCUSSION. ANR Plan for 93 South Street, dated September 15, 2006

Member Joseph began the discussion of the September 15, 2006 ANR Plan for 93 South Street by noting that the date of Planning Board receipt on the supplied Certificate of Vote was incorrect. Member Joseph, with the Board's consent, correctly asserted that the plan was to be recognized as submitted on 9/27/2006 and not 10/11/2006. With this correction noted, and with Member Barry moving and Member Turner seconding, a 5-0 vote accepted the Town Planner's recommendation that approval under the Subdivision Control Law was not required on the plan of 93 South Street.

342 Mount Blue Street

Like the 93 South Street ANR, the ANR proposal for 342 Mount Blue Street was also noted to require a change to the draft Certificate of Vote. This change required that the plan be recognized as submitted on 9/27/06 and not 10/11/2006. Representing applicant Barbara Meacham in front of the Planning Board was Attorney Peg Cronin. Attorney Cronin spoke at length as to the Board's concerns about the plan before them. The Board

had three major issues with the ANR Plan of Land for 342 Mount Blue Street, Norwell, MA, Dated March 28, 2002. First it was unclear if the plan was a valid ANR plan, as it was creating a lot without access. Second, the 30.14 acres being claimed by applicant Meacham, which is in excess of the 27.05 acres being assessed to her, appeared to claim approximately three acres of town owned land on two adjacent parcels. Third, the plan as submitted did not contain the stamp of a Professional Land Surveyor. Member Graham related to Attorney Cronin that he felt signing said plan could possibly add credence to the applicant's claim of the town's land. Furthermore, he also related that he believed that the Planning Board did not need to be part and parcel to the applicant's claim, or her land court proceedings, when the ownership of the land contained in the ANR was in question. On a motion to accept the findings contained in the Certificate of Vote, with Member Barry motioning and Member Joseph seconding, an affirming vote was passed 5-0. Finally, Member Graham lead the applicant through the findings of the Certificate of Vote and pointed out areas with technical flaws in the application. With Member Joseph moving and Member Turner seconding, a unanimous 5-0 vote was recorded denying the ANR plan for 342 Mount Blue Street.



DISCUSSION. Douglas Donahue – Informal ANR Presentation.

Resident Donahue of 970 Main Street appeared next before the Board to informally talk about an ANR proposal. He is proposing adding 4 lots along King's Landing, which he asserts is a private way in existence before the subdivision Control Law took effect in Norwell. After Mr. Donahue's presentation and comments from the Town Planner, a discussion took place on the adequacy of King's Landing in terms of sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the building lots proposed. Member Graham noted that he had recently driven down King's Landing and found the first few hundred yards to be quite narrow and that he would be unlikely to approve an ANR lot with this lane as the only access. Member Joseph noted that if Mr. Donahue were to upgrade King's Landing, she felt it fair for the Board to require no additional road improvement greater than what had been done on Harbor Lane (located on the other side of the property in question). Finally, Member Turner suggested that the applicant might want to look into locating the frontage for his ANR proposal onto Harbor Lane and possibly take advantage of the Common Driveway By-law.

DISCUSSION. Laurelwood – Catch Basin Field Change Request.

At approximately 8:15, the Board met with the Laurelwood team to discuss John Chessia's report on their catch basin Field Change request as well as the under-performing drainage basins. At the outset of the meeting, Member Turner abstained from the discussion as she has recently contracted John Cavanaro, Laurelwood's Technical Consultant, for her personal affairs. Town Technical Consultant Chessia led the discussion, suggesting that a throat stone be installed at the one location where flow was calculated at 0.19 feet of surcharge. Furthermore, he suggested that the installation of a gutter inlet would help direct overflow into the basin from the end of the cul-de-sac, as designed in a 100-year storm. Member Graham advised that these corrections could be

made under a field change request and that, based on John Chessia's review and recommendation, the Board would not require the other curb inlets to be installed that were called for on the approved plan. Subsequently, Member Joseph asked John Cavanaro and Marie Nyhan of Laurelwood to prepare a formal field change request package. In turn, Mr. Cavanaro replied that he should be able to comply with this request by the next regular meeting.

At the conclusion of the catch basin negotiation, a brief discussion ensued relating to the under-performing basins at Laurelwood. John Cavanaro noted that he intended to have test pits dug at the basin in the upcoming week. John Chessia noted that ground water infiltration should be considered when addressing the work to be done on the basins.

DISCUSSION. Clapp Brook Road – Basin As-Built.

With the recent receipt of the As-Builts for the basin on Clapp Brook Road, John Chessia walked the Board through the current site status. As the As-Builts and the accompanying letter confirm, the basin is not built to the specified capacity and has been incorrectly located. Noted by John Chessia, the wetlands line on the plan has moved closer to the basin than originally designed. At the end of this discussion Member Graham asked John Chessia to draft a letter in response to the recent submission. The letter was to state that the information submitted is insufficient to demonstrate that the basins should be accepted by the Board as-built, and that the Board still desires its earlier request for hydrologic calculations, supporting the claim of Alyssa's engineer. Once this letter was available, the Town Planner was instructed to further engage Alyssa Real Estate.

DISCUSSION. Material represented on the Planning Board Website.

A brief discussion took place based on the recent update to the Planning Board's website. The Town Planner took the opportunity to alert the Board that additional material could now be made available online. The Board took this under advisement and will look to add material to the site on an as needed basis in the future.

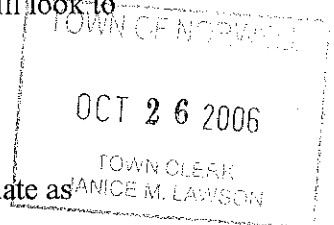
DISCUSSION. Meeting Schedule (Thanksgiving)

The Planning Board decided to keep the Thanksgiving Eve regular meeting date as scheduled.

Further, upon a motion made and seconded, the Planning Board voted to adopt a meeting schedule that would have regular Planning Board meetings scheduled on the 2nd and 4th Wednesdays of each month, beginning in calendar year 2007. This new schedule, with the 3-week prior submission deadline intact, was affirmed by a unanimous of 5-0.

DISCUSSION. 2006 Rules & Regulations.

Member Graham led the discussion on the 2006 Rules and Regulations versus the 2004 Rules and Regulations. He related to the Board that he had included the May 20, 2006 as voted changes into the 2004 regulations earlier in the day and emailed them to the Town Planner and apologized for failing to do so earlier. The Town Planner was instructed to



make sure the compilation was correct as received. If so, he was further instructed to file them with the clerk. Member Graham went on to say that Sgt. William Calway Drive was reviewed under the 2004 Regulations, due to the fact that the 2006 Regulations were not yet on file with the Town Clerk and this had been discussed with and agreed to by John Chessia.

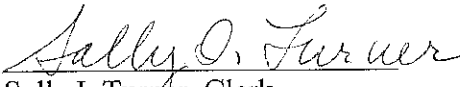
Discussion. The 1642 Committee

With Member Joseph's addition of The 1642 Committee to the agenda, a progress report was delivered to the Board. Member Joseph reported that the committee is making great strides. It was also noted that bringing aboard additional stakeholders will give traction to the committee's recommendations.

ADJOURNMENT.

At 9:35 PM Member Barry moved and Member Markham seconded that the Board adjourn. The motion was approved by a unanimous vote of 4-0.

I certify that the above minutes were reviewed and approved by majority vote by the Planning Board on October 25, 2006.


Sally I. Turner, Clerk

