

**Norwell Planning Board Meeting Minutes  
October 10, 2007**

The meeting was called to order at approximately 7:03 P.M. Present were Board Members Bruce W. Graham, Karen A. Joseph, Charles Markham, Sally I. Turner and Town Planner Todd Thomas. Member Michael J. Tobin arrived during the discussion on the bills.

**DISCUSSION: Draft Agenda.**

Member Graham moved to add a discussion updating the progress made towards drafting an OSRD bylaw. Member Graham also moved to add an executive session discussion on pending legal matters on Barrel Lane. Town Planner Thomas requested a discussion on the zoning map be added to the agenda. Member Markham moved and Member Joseph seconded that the Board accept the amended agenda as presented. The motion was approved 4-0.

**DISCUSSION: Regular Session Minutes, September 26, 2007.**

Member Markham moved and Member Turner seconded the motion to accept the September 26<sup>th</sup> meeting minutes as presented. The motion was approved 4-0.

**DISCUSSION: Bills.**

|  |            |
|--|------------|
| Todd Thomas (Sept. Expenses)                 | \$ 96.30   |
| Chessia Consulting (Inv. #268 / Trunnel Ln.) | \$ 236.95  |
| “ “ (Inv. #273 / Laurelwood)                 | \$ 55.00   |
| “ “ (Inv. #277 / Pinson Ln.)                 | \$ 330.00  |
| “ “ (Inv. #284 / Parson’s Walk)              | \$ 222.23  |
| “ “ (Inv. #286 / John Neil Dr.)              | \$1,430.00 |
| “ “ (Inv. #288 / D. Donuts)                  | \$ 840.00  |
| TOTAL  | \$3,210.48 |

Member Joseph moved and Member Markham seconded that the bills be paid and that the payment vouchers be signed. The motion was approved 4-0-1 with Member Turner abstaining.

**DISCUSSION: Paul Foulsham on Trunnel Lane.**

Per the request of the Planning Board at its September 12<sup>th</sup> meeting, Highway Superintendent Paul Foulsham discussed the ponding / icing problem on Trunnel Lane. The applicant, Steven Waitekaitis, was in attendance and participated in the discussion. Member Graham opened the discussion and referenced Technical Consultant John Chessia’s September 25<sup>th</sup> memo detailing the specifics of the catch basin adjacent to the section of the cul-de-sac that experiences the ponding / icing. Member Graham noted that the report stated a smaller 4” frame could be used in the catch basin, allowing the area to be lowered to capture the water that was not draining. Member Joseph said that this ponding / icing issue should impact the Board’s future recommendation for street acceptance.

Mr. Foulsham said that he visited Trunnel Lane earlier in the day during the rain and observed a 30' by 5' puddle on the outside of the cul-de-sac, in addition to a smaller, less significant puddle abutting the cul-de-sac island. He said that the 30' by 5' puddle would have been a sheet of ice if the temperature had dropped below freezing. Mr. Foulsham suggested replacing the 6" catch basin frame with the 4" model and planing the pavement around the catch basin to remove the small lip of pavement that he thought might be responsible for much of the ponding / icing.

Member Graham clarified that the first step of the fix involved dropping the grate and grinding the pavement lip down. If this work alone does not fix the ponding icing issues, a larger area around the catch basin should be planed. Member Joseph said that Paul Foulsham and John Chessia should be there to witness this work. Developer Steven Waitekaitis agreed to first cut just enough pavement to get the new grate in and coordinate this work with John and Paul. Member Joseph instructed the Town Planner to call Steven first thing in the morning regarding the coordination. The Town Planner was also instructed to send Mr. Waitekaitis an email about the work being inspected, John and Paul CC'ed.

**DISCUSSION: WCW Workshop Final Thoughts & Follow-Up.**

The Town Planner asked if the Board wished to discuss recommendations made by the Metropolitan Planning Organization (MPO) during the Walkable Community Workshop (WCW) held earlier in the day. Member Markham said that he liked the idea of a bike path and that the CPC had resources that could help connect parcels and trails. Member Markham said he found an example offered during the WCW particularly compelling which showed a cul-de-sac home next to a high school, but without a pedestrian connection between the two. The driving distance between the cul-de-sac and the high school was over two miles. Member Markham said that this example showed him that the Planning Board should look to make meaningful trail connections as part of the mitigation for approving subdivisions. Member Graham agreed with Member Markham and said that developers tend to be reticent to agree to walking trails that do not connect to anything, but if the Board did not ask for them now, there would be no chance for any future connections.

Member Turner said that people often use an informal cut-through trail between Harbor Lane and Turner's Way. Member Turner said that she was intrigued by the WCW's traffic calming suggestions for the Town Center. She particularly liked the idea of a pedestrian island being constructed out into the road by the old Town Hall. She said she supported the idea of increasing the Center's walkability to make it more of a destination location. Member Turner also said that she wanted the Board to review the John Cavanaro plans for the Town Clock when they are finished. Member Markham, in his capacity as a CPC member, agreed to this request.

**DISCUSSION: Scenic Road**

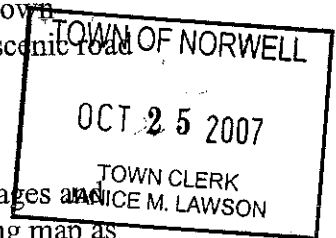
Town Counsel Robert W. Galvin remained in front of the Board for a discussion about scenic roads. The Town Planner asked if the limitations of the scenic road bylaw were within the road's ROW. Town Counsel responded that any work involving the alteration

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of stone-walls or mature trees, by either a public or private party, would not be allowed within the ROW of the scenic road without first having a Planning Board public hearing. Town Counsel suggested that the Board might want to draft a bylaw regulating the form and substance of future scenic road hearings.

Member Turner asked if the Highway Surveyor should be appearing before the Planning Board before doing any tree removal within the ROW of a scenic road. Town Counsel said this has not happened in the past but this should not preclude it from happening in the future.

Member Joseph said that the Board should be working on a bylaw. Member Graham agreed and said that he would share versions of other town bylaws with the Town Planner. The Town Planner agreed to look over the bylaws and craft a draft scenic road bylaw for discussion at the October 24<sup>th</sup> meeting.



**DISCUSSION: Zoning Map**

The Town Planner informed the Board that the zoning map was in its final stages and would be printed in the next week. He said that he would email out the zoning map as currently constituted to allow the Board the opportunity to make final comments or changes.

**DISCUSSION: Open Space Residential Design (OSRD) BYLAW**

Member Graham told the Board that he recently met with the Advisory Board to open up a dialogue about OSRD / Conservation Subdivision Design. He reported that the reaction of the Advisory Board to the concept was overwhelmingly positive and they saw no downside to it. Member Graham said that he had been working with the Town Planner on the draft bylaw and hoped to have it to the Board by the 17<sup>th</sup> so it could be discussed at the next Planning Board meeting.

**DISCUSSION: ANR Street Determination Criteria.**

The Board discussed minimum street criteria for ANRs on private pre-SCL ways. Member Graham said that the Board needs to decide on the road construction criteria and whether a policy governing the process was desired. He added that such a policy could be helpful both to the Board and the general public, as it should eliminate the potential arbitrariness of decisions.

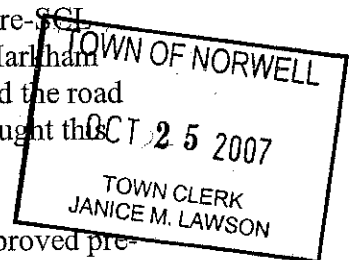
Member Turner said that the road construction should be built to accommodate all the potential lots that could be developed on the road. Member Graham disagreed and said that Town Counsel instructed the Board last week that it was unreasonable to require the applicant to improve the road for more lots than they were proposing.

Member Joseph said that she would like to require 23' of road width. Member Graham thought setting a gold standard by requiring a wider width that could later be waived lower was a reasonable approach. Member Turner agreed and said that straight roads with good sight lines should be allowed a narrower pavement width.

Member Tobin said that he thinks a policy and procedure is a good idea. He said he would defer on road width to the Members with more experience with the construction of roads.

Member Markham said that he supports a policy, but that any policy should have a sunset provision clearly stated thereon. He said that a policy with an expiration date could simply be reauthorized or altered by future planning Boards, but the simple existence of an expiration date could ensure that future Planning Boards do not lose their discretion in determining adequate width, grade or construction. Member Graham and Member Joseph said they support this suggestion and thought it was an excellent idea.

The Board then discussed the road construction specifics on the "ANR Street Width Policy – Construction Minimums" spreadsheet. When the Board discussed berms, Member Joseph noted that berms require piped drainage. Member Graham said that he was not sure the Board could require piped drainage. Member Markham said that he did not want to require piped drainage and wanted the lack of drainage on these pre-SCL roads to clearly distinguish them from subdivision developments. Member Markham said that he would like to see language added to the draft ANR policy that said the road could never be put up for street acceptance. Member Joseph said that she thought this was a good idea.



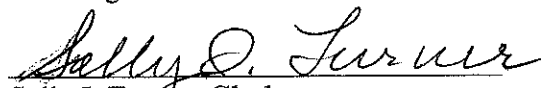
Member Turner raised a concern about runoff and sediment from a newly improved pre-SCL road finding its way into a Town drainage system on an intersecting Town Way. Member Graham responded that this could be a valid concern depending on the road's grade and instructed the Town Planner to talk to Technical Consultant John Chessia. The Town Planner was told to ask Mr. Chessia about the potential runoff created from a newly improved pre-SCL way. The Board asked how much drainage the 2' wide shoulder (given its construction) would mitigate and infiltrate. The Board also inquired at what length and grade Mr. Chessia thought the Board should require piped drainage versus country drainage.

The Town Planner agreed to talk to Mr. Chessia. He also agreed that the newly revised "ANR Street Width Policy – Construction Minimums" spreadsheet would not be distributed in hard copy. Town Planner Thomas said he would work to incorporate the construction specifics discussed during the meeting into a revised draft of the ANR Street Determination Policy in the coming weeks.

**ADJOURNMENT.**

At 9:30 P.M. Member Markham moved and Member Turner seconded that the Board adjourn. The motion was approved by a vote of 5-0.

I certify that the above minutes were reviewed and approved by majority vote by the Planning Board on October 24, 2007.

  
Sally I. Turner, Clerk

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