

AUG 16 2007

TOWN CLERK
JANICE M. LAWSON

**Norwell Planning Board Meeting Minutes
July 30, 2007**

The meeting was called to order at approximately 8:05 P.M. Present were Board Members Bruce W. Graham, Karen A. Joseph, Charles Markham, Michael J. Tobin and Town Planner Todd Thomas.

DISCUSSION: Draft Agenda.

Member Tobin moved and Member Joseph seconded that the Board accept the agenda as presented. The motion was approved 4-0.

DISCUSSION: Town Center Curb Cuts / Cushing Center Stairs.

The Town Planner briefed the Board on the problem that the curb cuts had caused with the Cushing Center stairs. The Planner said that Jef Fitzgerald, the Trustee of the Cushing Center, would arrange for a contractor to realign the riser height of the stairs. The Planner acknowledged that the Board had been provided a quote for the masonry work from Joe McDonough in the amount of \$4,650.00.

Member Graham said that he did not think the problem with the stairs could have been avoided, short of an on-the-ground survey at the onset of the curb cut work. He then said that he did not think that the prospect of fixing the stairs would have made the Board disinclined to do the crosswalk work when the project was being contemplated.

Member Joseph said that if the problem was discovered before paving began she might have considered moving the crosswalk. Member Joseph indicated that if an existing conditions survey were done prior to work commencing this problem likely would have been foreseen. She also asked what the proposed "City Hall Pavers" looked like and wanted to make sure that they match the existing brick. She suggested that a sample of the bricks be provided before jack hammering commenced. She also suggested that the Town Planner, Jef Fitzgerald, and the designated Clerk-of-the-Works agree that the new bricks match before work was done. Member Joseph stated that she did not think the Planning Board should have to pay for any planting or seeding necessitated by the work on the stairs. Member Joseph instructed the Planner to take pictures of the stairs before work began as insurance of the pre-existing conditions.

Member Markham asked if Jef Fitzgerald would be acting as the contractor and would agree in writing to be the Clerk-of-the-Works for the project. Member Markham also said that an increase to the \$34,000 Town Center budget could be kept as low as \$2,500 and still accommodate a \$4,650 funding allocation for the rebuilding of the stairs. Member Markham said that by approving the \$4,650.00 expenditure, the Board was not approving the contractor and was leaving such a decision to the Trustee of the Cushing Center, who would bear full responsibility for the work.

Upon a motion made by Member Markham and seconded by Member Tobin, an additional \$2,500 was allocated to the existing \$34,000 budget to accommodate the expense for the Cushing Center stairs. The motion was affirmed by a 3-0-1 vote with Member Joseph abstaining.

Upon a motion made by Member Markham and seconded by Member Tobin, the Planning Board approved an expenditure of up to \$4,650 for the rebuilding of the front entry steps to the Cushing Center, provided that the Trustee of the Cushing Center serves as the Clerk-of-the-Works for the project. The motion was affirmed by a 3-0-1 vote with Member Joseph abstaining.

ADJOURNMENT.

At 8:45 P.M. Member Tobin moved and Member Joseph seconded that the Board adjourn. The motion was approved by a vote of 4-0.

I certify that the above minutes were reviewed and approved by majority vote by the Planning Board on August 15, 2007.


Michael J. Tobin, Alternate Clerk

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