

**Norwell Planning Board Meeting Minutes  
August 13, 2008**

The meeting was called to order at approximately 7:00 P.M. Present were Board Members Karen A. Joseph, Michael J. Tobin, Sally I. Turner, Charles Markham and Town Planner Todd Thomas. Member Kevin P. Jones arrived at approximately 7:45 P.M., after being jointly appointed by the Board of Selectmen and the Planning Board.

**DISCUSSION: Draft Agenda**

Member Joseph moved to add a discussion on the Norwell Commons traffic report. The Town Planner requested to add discussions on the Edgewood Park lot four drainage easement impingement and the Harbor Lane ANR in Executive Session. Member Turner moved that the Board accept the amended agenda as presented. The motion was approved 4-0.

**DISCUSSION: David Vose Re: Pathway Committee Meeting with the BOS.**

David Vose appeared before the Board at approximately 7:00 P.M. to discuss the Pathway Committee's upcoming meeting with the Selectmen on August 20<sup>th</sup>. Upon Member Joseph's question, Mr. Vose described the progress that the Pathway Committee has made to date. Included therein was the completion of an opinion survey on pathways, the completion of a new trail from Wildcat Lane to Donovan Farms, the hiring of a grant consultant, and the organization of the Pathway Committee into issue specific subgroups.

Mr. Vose asked Member Markham about the steps needed to finalize the hiring of a grant consultant. Member Markham replied that a work agreement or a memorandum of understanding, detailing the spending cap, hourly rate, and tasks, should be finalized between the committee and Wendy Garpow. Member Markham added that the Chairs of the Pathway Committee, CPC and the Planning Board should sign such a contract.

**DISCUSSION: Simon Hill Village – Draft Comment Letter**

With resident Marie Molla in attendance, the Board reviewed the draft Simon Hill Village Planning Board comment letter. Member Joseph said that the letter used a similar format to the recent Norwell Commons letter. Upon a motion made by Member Tobin, the draft letter was authorized for Chairperson Joseph's signature to be sent to the Board of Appeals by a vote of 4-0.

**DISCUSSION: Joint Meeting w/ the Selectmen for PB Seat Appointment.**

Selectman Mariano called the joint meeting of the Selectmen and the Planning Board to order at approximately 7:35 P.M.. Mr. Mariano called Kevin P. Jones to testify regarding his application to serve on the Planning Board and fill the seat left vacant by former Member Graham. Mr. Jones answered specific questions from both the Selectmen and the Planning Board Members. With Mr. Jones questioning concluded, and the other candidate for the open seat not in attendance, Selectman Bigger moved to appoint Kevin P. Jones to replace Bruce W. Graham on the Planning Board to a term ending in 2010.

TOWN OF NORWELL  
 AUG 28 2008  
 TOWN CLERK  
 PATRICIA M. ANDERSON

The motion was approved by a vote of 7-0, with the Planning Board and Selectmen unanimously approving the appointment.

**DISCUSSION: July 23, 2008 Meeting Minutes**

Member Tobin moved to accept the July 23, 2008 Executive Session meeting minutes as presented. The motion was approved 4-0-1, with Member Jones abstaining. After a brief discussion, Member Turner moved to accept the July 23, 2008 regular meeting minutes edited by Town Counsel as presented. The motion was approved 4-0-1, with Member Jones abstaining.

**DISCUSSION: Bills.**

W.B. Mason (Inv. #W73469-004 – Credit Memo)	-\$19.31
“ “ (Inv. #W49710-000)	\$16.94
“ “ (Inv. #WSP533-000)	\$18.50
TOTAL	\$16.13

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

**PUBLIC HEARING (cont.): Laurelwood Modification.**

With Technical Consultant Chessia and the applicant’s engineer, Donald Rose, in attendance, the Laurelwood Modification public hearing resumed at 8:00 P.M. with Member Turner reading the public hearing notice. She then noticed the following submittals since the previous public hearing held on July 9, 2008:

1. On July 21, 2008 the applicant submitted an affidavit stating that William Simeone can sign on behalf of Simeone Properties LLC.
2. On July 23, 2008, the Applicant’s engineer submitted a bound volume containing a response to Engineer Chessia’s latest review letter, together with a list of requested waivers, and revised drainage calculations.
3. On July 23, 2008, the Applicant’s engineer submitted a set of drawings to the Planning Board, consisting of 5 sheets, prepared by Coler & Colantonio, Inc. of Norwell, MA, with all five sheets signed and sealed by Professional Engineer Rose and each sheet entitled, scaled and dated as follows:
  - i. Sheet C1, entitled “Cover Sheet Laurelwood Norwell & Scituate, Massachusetts,” with a scale as noted and a date of June 18, 2008, as revised July 23, 2008
  - ii. Sheet C2, entitled “Watershed Plan Laurelwood Norwell & Scituate, Massachusetts,” with a scale of 1”=600’ and a date of June 18, 2008, as revised July 23, 2008
  - iii. Sheet C3, entitled “Post-Development Hydrology Plan Laurelwood Norwell & Scituate, Massachusetts,” with a scale of 1”=120’ and a date of June 18, 2008, as revised July 23, 2008
  - iv. Sheet C4, entitled “Grading and Easement Plan 1 Laurelwood Norwell & Scituate, Massachusetts,” with a scale of 1”=30’ and a date of July 25, 2008, as revised July 23, 2008

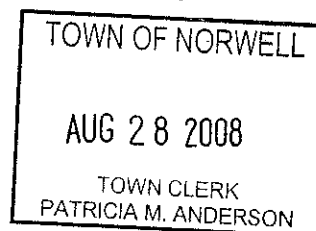
- v. Sheet C5, entitled "Grading and Easement Plan 2 Laurelwood Norwell & Scituate, Massachusetts," with a scale of 1"=30' and a date of July 25, 2008, as revised July 23, 2008
4. On July 24, 2008, the Planning Office forwarded a memo, together with a copy of the materials delivered to the Planning Office on July 23, 2008, to the various town agencies and departments for review and comment.
5. On July 31, 2008, the Planning Office received a technical report from Engineer Chessia of Chessia Consulting Services, LLC, consisting of eight pages, reviewing the as revised July 23, 2008 plan set.
6. On August 12, 2008, the applicant's representative executed and submitted a cover letter and a request for an extension of time.

Member Joseph began the discussion by acknowledging the extension of time request submitted by the applicant's engineer. She said that before the public hearing was continued and the extension was granted, the Board should have input on certain issues. She added that, among these issues, a survey of the swale on sheet C4 and a survey of the encroachments into the easements (swing set in the septic easement and pool & shed in the drainage easement (by drainage basin #3)) should be performed. She added that a construction plan, or at least a short narrative containing a description and sequencing of the proposed work, should be submitted along with benchmarks, spot grades, and the basins' soil testing results. Members Markham and Turner agreed with Member Joseph. Engineer Rose was amenable to these requests, but said he may have trouble getting the results of the soil testing. Technical Consultant Chessia added that an easement may be necessary for the new swale and the applicant could extinguish the related unused easement. Upon a motion made by Member Turner, the extension of time request was accepted as submitted, extending the deadline for final action until October 3, 2008. A 4-0 vote affirmed the motion. Upon a motion made by Member Markham, the public hearing was continued until September 10, 2008 at 8:00 P.M. A 4-0 vote affirmed the motion. Member Jones did not participate in the public hearing.

**DISCUSSION: Edgewood Park / Septic in Easement.**

The Town Planner suggested having a brief discussion on the developing issue at lot four in the Edgewood Park subdivision, where the homeowner's septic system was discovered to be within the drainage easement. The Town Planner suggested that the Board not insert itself into what is, at this juncture, private litigation. However, he suggested that it might be instrumental to let Technical Consultant Chessia opine on the situation. Mr. Chessia said that while he was very concerned with the practice of allowing leeching fields under drainage easements, this specific instance was not overly problematic because the drainage system was a natural hole, containing no pipes, and the septic system's intrusion into the easement seemed to be limited to an area of level grading before the hole. The Board discussed the situation and possible remedies. The Town Planner was instructed to contact the developer and alert her that we would be agreeable to review proposed solutions.

**DISCUSSION: Local Hazard Mitigation Plan (Third Herring Brook Dams)**



Fire Chief Reardon appeared before the Board at approximately 8:45 P.M. to discuss Norwell's Local Hazard Mitigation Plan. The Town Planner said that future FEMA grants would be contingent upon having an approved Local Hazard Mitigation Plan. The Town Planner added that the Board's job was to help the Fire Chief identify local critical infrastructure that may be impacted during a natural disaster. Chief Reardon said that the Board's input about such infrastructure would assist the MAPC when they draft the plan. He added that studies have shown that for every \$1 spent on pre-hazard mitigation, a savings of \$4 in actual disaster costs occurs. The Town Planner offered the three failing dams along the Third Herring Brook as an example of where pre-hazard mitigation funds could be put to good use. Member Turner recalled River Street flooding at the Hanover town line. Member Joseph remembered flooding at the corner of Cross Street and Main Street and the weir structure at Wheeler's pond on Cross Street. The Town Planner referenced the need for the snow fence along Pleasant Street.

**DISCUSSION: OSRD Timeline / Hiring a Design Consultant**

The Town Planner explained that the Town Administrator asked him to draft an OSRD permitting timeline. Member Joseph said that the timeline was specifically vague so the Board could not be strictly held to it. The Board discussed changes to the timeline and the Town Planner agreed to work with Member Joseph to make the discussed changes.

The Town Planner also discussed hiring a design consultant for the first OSRD subdivision submitted. He said that a design consultant during the special permit phase could be very valuable and could help the Board permit better projects going forward as a result. The Board agreed, discussed potential funding sources, and asked the Town Planner to compile a list of potential consultants.

**DISCUSSION: ANR Plans / Procedure**

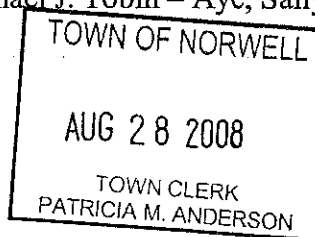
The Board discussed initiating a new procedure for ANR plans. Going forward, the plans would be accepted as submitted on the first night that the Board met after the plan was given to the Planning Office. On this first meeting night, the Board would spend a few minutes reviewing the plan so any problems thereon could be identified at the onset of the process. The Board would then formally vote on each such plan at the following meeting. Upon a motion made by Member Markham, the new ANR submittal for May Elm Lane was accepted as submitted on August 13, 2008 by a vote of 5-0. The Board then briefly reviewed the plan.

**DISCUSSION: Planning Board Reorganization**

Member Joseph said that it was customary for the Board to reorganize when there was a change in membership. Member Jones said that he was comfortable with the Board as currently constituted.

**ADJOURNMENT**

At 10:15 P.M. Member Turner moved that the Board convene in Executive Session and adjourn therefrom. A 5-0 affirmed the motion as follows: Kevin P. Jones – Aye, Karen A. Joseph – Aye, Charles Markham – Aye, Michael J. Tobin – Aye, Sally Turner – Aye.



I certify that the above minutes were reviewed and approved by majority vote by the Planning Board on August 26, 2008.

Sally I. Turner  
Sally I. Turner, Clerk

