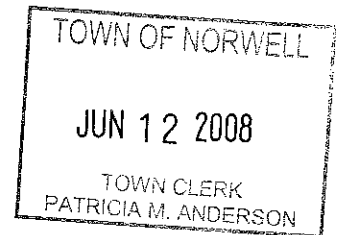


**Norwell Planning Board Meeting Minutes
May 28, 2008**



The meeting was called to order at approximately 7:05 P.M. Present were Board Members Bruce W. Graham, Karen A. Joseph, Sally I. Turner, Charles Markham and Town Planner Todd Thomas. Member Michael J. Tobin arrived during the discussion on the Jordan Lane Road Improvements.

DISCUSSION: Draft Agenda

The Town Planner asked to add discussions on a Chapter 91 License Renewal for 44 Bridge Street and the new 40B filing for Simon Hill Village, as both of these applications were filed with the Planning Office after the agenda was posted and distributed. Member Markham moved and Member Joseph seconded that the Board accept the amended agenda as presented. The motion was approved 4-0.

DISCUSSION: May 14 & May 21, 2008 Meeting Minutes

Member Joseph moved and Member Turner seconded the motion to accept the May 14 & May 21, 2008 meeting minutes as presented. The motion was approved 4-0.

DISCUSSION: Bills.

Monadnock Spring Water (Inv. #493584) \$104.80

Member Turner moved and Member Joseph seconded that the bill be paid and that the payment vouchers be signed. The motion was approved 4-0.

DISCUSSION: 44 Bridge St Simplified Chp 91 License Renewal, agenda addendum

Member Turner moved and Member Markham seconded a motion to authorize the Town Planner's draft letter for the Chapter 91 Simplified License Renewal at 44 Bridge Street. A vote of 4-0 affirmed the motion.

DISCUSSION: ANR Plan Street for Pine and Green Street (Clark)

Upon a motion made by Member Turner and seconded by Member Markham, the Clark ANR Plan for Pine Street and Green Street was accepted on May 28, 2008 by a vote of 4-0. The Board discussed the plan and went through the staff findings. Member Joseph cited concern with the fact that the edge of pavement was not shown on the plan as required. Upon a motion made by Member Markham and seconded by Member Turner, the Board adopted the staff findings and found the ANR Plan for Pine Street and Green Street to be substantially compliant with its Rules and Regulations by a vote of 3-0-1, with Member Joseph abstaining. Upon a motion made by Member Markham and seconded by Member Turner, the Board voted to endorse the ANR Plan for Pine Street and Green Street as approval not required under the Subdivision Control Law by a vote of 3-0-1, with Member Joseph abstaining.

DISCUSSION: Vote to Purchase a Scanner w/ Document Feeder

Member Graham said that the Planning Office could use a scanner and he had good luck with the model that the Town Planner was looking to purchase. Member Markham suggested purchasing Adobe Acrobat Standard at some point in the future to compliment

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the scanner. Upon a motion made by Member Turner and seconded by Member Markham, the Board authorized the scanner purchase in the amount of \$450. A 4-0 vote affirmed the motion.

DISCUSSION: Vote to pay J. Chessia for Stormwater Phase II Presentation

Upon a motion made by Member Markham and seconded by Member Joseph, a \$500 expense was authorized so that Technical Consultant Chessia could present to the Board an overview of DEP stormwater regulations and policy. A 4-0 vote affirmed the motion. The Town Planner advised the Board that Mr. Chessia's presentation would take place on June 11th.

DISCUSSION: Simon Hill Village II, Feedback for PEJ Letter, agenda addendum

The Board briefly discussed the new 40B proposal at Simon Hill. The Town Planner informed the Board that the new plan entailed 84 units on approximately 22 acres of upland and that the site was part of the larger 40B Simon Hill Village proposal that was recently denied by the Board of Appeals. He added that the Board's comments on the new proposal were due to the Selectmen's Office on June 4th. Upon a motion made by Member Joseph and seconded by Member Turner, the Town Planner was instructed to draft a comment letter for the Board by the Town Administrator's June 4th deadline.

DISCUSSION: Brian Sheehan for Jordan Lane Road Improvements

The potential applicant, Brian Sheehan of 120 Forest Street, his engineer, Brad McKenzie of McKenzie Engineering, Heather Hanley of 40 Jordan Lane and Gordon Hall of 72 Jordan Lane, attended the discussion. Engineer McKenzie began the discussion by saying that his focus was on improving the adequacy of access for Jordan Lane so his client would be able to obtain ANR endorsement for a lot with frontage thereon. Engineer McKenzie said that the existing gravel road is 10' wide and approximately 300' long and the proposed road improvements showed a road with a paved width of 18', where runoff is directed towards a grass swale on the west side of the road. He added that this plan would try to preserve large trees and retain the character of the neighborhood, but that the Board's requirement of a 3' depth of roadway construction would compromise the root structure of trees within 8' of the roadway. Engineer McKenzie stated that his office was in the process of completing a drainage analysis for the roadway that would accommodate additional runoff and volume. He asked the Board if they would be willing to offer feedback on the proposed plan so his client could proceed with the approximately \$80,000 of construction cost with some certainty that the Board would endorse the ANR plan once the roadway improvements were complete.

Member Turner asked for peer review for the soils on site and Member Graham said that he would like to see the drainage analysis. Member Markham confirmed that the utilities would be underground. Member Graham reminded the applicant that he would have to prove to the Board that Jordan Lane was a way in existence before the adoption of the Subdivision Control Law. Mr. Sheehan replied that he was prepared to do so and was working under the auspices that he had the right to improve the roadway. Member Tobin said that he was okay with the 18' road width proposed. Member Graham said that he was also okay with the 18' of road width, provided that the limited width truly helped

preserve the large trees. Engineer McKenzie replied that the Fire Chief stated that 18' of road width is sufficient and that he was prepared to stake out the planned edge of pavement and to flag the trees that could be saved. Member Joseph said that she is concerned with the future development potential along Jordan Lane and the 18' road width proposed. Member Turner said that she is also concerned about the potential for the future development of Jordan Lane. Engineer McKenzie said that he was willing to have the Town witness test pits for sieve analysis, in hoping to prove that adequate subgrade materials exist on site. Member Graham said that the Board would need to deliberate about how to satisfactorily do in-situ testing in this instance. Member Turner said that she might be okay with a road width of 18' given that the road was straight and does not have grades in excess of 5%, but that she wanted to see what 18' looked like in the field before making up her mind. Engineer McKenzie said that Jordan Lane would be staked by Monday and the Board could walk it at their leisure. The Board agreed to walk Jordan Lane over the next two weeks and to discuss Jordan Lane at its next meeting.

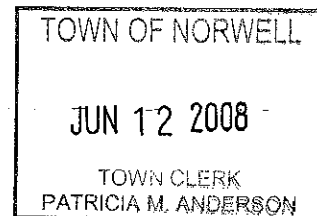
PUBLIC HEARING: Laurelwood Modification.

At approximately 8:22 P.M., and with no members of the general public in attendance, Member Turner read the public hearing notice for the Laurelwood Modification. She then noted thirty-three items of correspondence that were available for review in hardcopy at the meeting and then anytime thereafter at the Planning Office. Member Graham noted the applicant's May 22nd letter asking for a continuance so that additional engineering can take place before the plans are resubmitted. Member Joseph asked Technical Consultant Chessia if progress was being made. Mr. Chessia responded that he thought progress was being made and that the applicant's engineers were close to completing an analysis of the existing conditions. Member Graham added that he had questions for Town Counsel about the modification. The Town Planner noted that the current deadline for final action was July 25, 2008 and that he was yet to receive a Certified Abutter's List. Upon a motion made by Member Joseph and seconded by Member Turner, the Board accepted the applicant's request for a continuance and scheduled the next public hearing for July 9, 2008 at 8:00 P.M. A 4-0 vote, with Member Markham outside of the room, affirmed the motion.

DISCUSSION: Edgewood Park Surety Reduction

The Town Planner informed the Board that the Edgewood Park subdivision punchlist was complete except for the as-built plan. The Town Planner and Technical Consultant Chessia estimated the value of the uncompleted as-built plan at \$1,500. Upon a motion made by Member Tobin and seconded by Member Joseph, the Board reduced the surety amount on Edgewood Park to \$1,500. A vote of 3-0-1, with Member Turner abstaining, affirmed the motion.

Mary Williams asked for written confirmation regarding the completeness of her punchlist. The Town Planner replied that she would be copied on the written surety reduction letter to the Treasurer, which would satisfy her request.



DISCUSSION: Henry's Lane / Trout Brook Lane, Drainage Complaint

The Town Planner informed the Board that the Selectmen's Office received a letter and associated pictures about a drainage concern regarding the Henry's Lane subdivision. He then related that he visited the site with John Chessia and found the complaint of Ronald Dolan (83 Trout Brook Lane) to be unsubstantiated. He added that the inspection with John Chessia led to Don Shute being contacted to make two small drainage improvements, including cleaning the catch basin siltsacks and reconnecting the swale by the new utility pole along the Norwell Ave frontage.

Technical Consultant Chessia and Member Graham both stated that they believed water could not traverse Norwell Avenue, from Henry's Lane to Trout Brook Lane, due to the road's pronounced crown. The Town Planner informed the Board that he had spoken with the Highway Surveyor and he agreed that water could not traverse the crown on Norwell Avenue. Mr. Chessia added that he did not believe that a subterranean flow could be the cause of the drainage concern, due to the tightness of the soils on Henry's Lane. He added that there was previously a water main break in this location, which may have exacerbated Mr. Dolan's septic issues. Member Graham suggested reevaluating this situation next spring. Mr. Chessia suggested quarterly inspections. Member Joseph asked the Town Planner to inspect the site and remind Mr. Shute of his drainage and erosion control obligations under the approved O+M Plan and NPDES Permit.

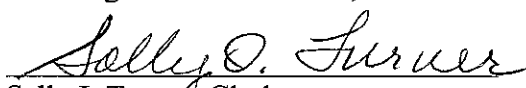
DISCUSSION: John Neill Drive Deliberations

The Board concluded their deliberations on the John Neil Drive Extension subdivision. Upon a motion made by Member Markham and seconded by Member Turner, the Planner was directed to strike the word "closely" from condition 46. A 5-0 vote affirmed the motion. Upon a motion made by Member Markham and seconded by Member Turner, the Board accepted the findings made in the draft decision. A 5-0 vote affirmed the motion.

ADJOURNMENT

At 9:45 P.M. Member Tobin moved and Member Joseph 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 June 11, 2008.


Sally I. Turner, Clerk

