

Norwell Planning Board Meeting Minutes  
October 8, 2008

The meeting was called to order at approximately 7:05 P.M. Present were Board Members Kevin P. Jones, Karen A. Joseph, Charles Markham, Michael J. Tobin, Sally I. Turner and Town Planner Todd Thomas.

**DISCUSSION: Draft Agenda**

Member Joseph moved to add a discussion to the agenda about Chap. 30B procedures for review fees. Member Jones moved that the Board accept the amended agenda as presented. The motion was approved by a vote of 5-0.

**DISCUSSION: September 10, 2008 Regular Meeting Minutes**

Member Jones moved to accept the September 24, 2008 regular meeting minutes as presented. The motion was approved by a vote of 5-0.

**DISCUSSION: Bills**

Todd Thomas (September invoice – #2)	\$ 41.76	-
Chessia Consulting (John Neil Drive – Inv. #462)	\$220.00	
<u>Chessia Consulting (Laurelwood – Inv. #467)</u>	<u>\$497.50</u>	
	TOTAL: \$759.26	

Member Jones moved that the bills be paid and that the payment vouchers be signed. The motion was approved by a vote of 5-0.

**DISCUSSION: Norwell Representation on the South Shore Coalition**

The Town Planner informed the Board that Tim Reardon of MAPC requested that the Planning Board consider reappointing its representative to the South Shore Coalition (SSC). The Town Planner said that he would agree to go on a trial basis if he could rearrange his hours to accommodate the long night on Thursday. Member Markham moved that the Board designate the Town Planner Thomas as the Planning Board's representative to the SSC.

**DISCUSSION: Planning Board Priorities List**

The Board discussed their Priority List for the coming year. Members made certain changes to the list and assigned responsibility to various zoning initiatives. The Town Planner was instructed to update the list for the October 22, 2008 Planning Board meeting.

**Discussion: John Neil Drive Ext. Endorsement Extension**

The Town Planner informed the Board that the applicant's attorney requested an extension of the endorsement deadline for the John Neil Drive Extension subdivision, and that the reason for the extension request was due to the passing of David Mayers. The planner confirmed that the current deadline for endorsement is November 24, 2008 and that Attorney Hawthorne requested an extension through May 13, 2009. Member Turner moved to grant an extension of the endorsement deadline to May 13, 2009. The motion was approved by a vote of 5-0.

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**Discussion: Chap. 30B Procedures for Review Fees**

Member Joseph discussed the July 2008 memo from the Office of the Inspector General regarding "Procuring Outside Consultants With Fees From Applicants". She mentioned that she discussed the memo with Town Administrator Boudreau, who previously spoke with Town Counsel. She said that Jim Boudreau told her that Town Counsel did not agree with the ruling and it was decided that the Planning Board would operate under the status quo as a result, continuing to retain John Chessia for projects, unless the applicant asked that the peer review engineering be put out to bid. Member Markham said that he thought it would be prudent if the Board asked each applicant at the onset of the public hearing process to agree with the its selection of John Chessia for peer review. Member Markham said that the Board should have a process in its rules that governs any appeal of a consultant selection. Member Jones suggested that the memo be added to the October 22, 2008 meeting agenda so Members would have more time to familiarize themselves with it. The Town Planner said that he would try to get Jim Boudreau in before the Board for this upcoming discussion.

**Public Hearing: Laurelwood Modification (cont)**

At approximately 8:05 P.M., without a representative from the applicant, or a member of the general public in attendance, Member Turner read the public hearing notice for the Laurelwood Modification subdivision. The Town Planner noted that the applicant's representative agreed to continue the public hearing until October 22, 2008 at 8:00 P.M., due to a missed submittal deadline. Upon a motion made by Member Markham, the applicant's request to continue the public hearing to October 22, 2008 at 8:00 P.M. was accepted by a vote of 4-0-1, with Member Jones abstaining because he is not eligible to participate in the public hearing.

**DISCUSSION: Wildcat OSRD Pre-Application Conference**

The "Wildcat Development Team", comprised of Buzz Constable, Rich Beal and Mark Flaherty of A.W. Perry, Brad McKenzie of McKenzie Engineering, and builders Jay and Paul Gallagher, were in attendance for the continued Wildcat OSRD Pre-Application Conference. Residents Jill Stutz and Diane Malloy from Wildcat Lane were also present for the discussion, along with Centennial Way abutters John LaCora, Carol McClendon and Mike & Kelly Fortin.

Member Joseph noted that the meeting was the third installment of the Wildcat OSRD Pre-Application Conference. She added that the applicant still needs a Special Permit and Definitive Subdivision approval under the OSRD Bylaw in order to obtain permits for the proposed project.

Brad McKenzie of McKenzie Engineering began the discussion by walking the Board through the changes made to the plan since the last meeting. The changes included reconfiguring the open space, redrawing the walking trails and adding a sidewalk. Buzz Constable said that the Landscape Architect would be heavily involved with all aspects of subsequent project designs, including the trails and sidewalks, and that the sidewalk may meander outside the right of way. He also added that they would be willing to relocate

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the bus stop to the north side of Wildcat Lane. Engineer McKenzie spoke to the Board about the section of Road A with an 8% grade, noting that he supplied a roadway cross-section and grading details. The cross-section showed this main loop road as having 20 feet of pavement width with grass bio-filter swales within a 40-foot right of way. He added that he met with the Fire Chief and the Highway Surveyor and they had no concerns with the planned roadway. Engineer McKenzie then showed two road grading plans, with one showing proposed Road A at the existing 8% grade and one showing the road at a 6% grade. The 6% grade plan was shown to have approximately 5000 sf of additional cut and fill disturbance, including the elimination of mature trees. Engineer McKenzie said that he believed that the 8% grade plan was more in line with the purpose and intent of the bylaw. Engineer McKenzie then explained the proposed LID drainage system, consisting of bio-filter swales for the conveyance of storm water (with some TSS credit) to the detention basins. He added that such an LID drainage treatment removes more TSS than conventional piped drainage with catch basins, and that these swales would also have a greater capacity than a more conventional piped drainage system.

Member Jones said that he is concerned about the slopes and the corresponding runoff going westward towards the septic system and the down gradient homes on Centennial Way. Engineer McKenzie said that the bio-filter swales on the side of the road would intercept the runoff that the homes on Centennial Way currently receive. Buzz Constable offered to design a super elevated road that pitches all the runoff away from Centennial Way at a grade of 2%. Mr. Constable also said that they are willing to put in a connecting stone dust trail to Centennial Way if they are granted the proper access by the homeowners. Member Markham said that he was still interested in seeing a bus stop proposed. Mr. Constable said that would design a turnoff and bus stop waiting area by the subdivision egress on Wildcat Lane.

The Board then took a straw poll on the proposed waiver requests, as follows:

- Design of Road A, Pavement Width of 20 feet – All were in favor. Member Joseph said her informal yes voted depended on the meandering sidewalk being provided in reasonable proximity to the road. Member Turner said her informal yes voted depended on the sidewalk and the road width flaring out by an additional two feet at the 8% curve.
- Design of Road A, 40 foot ROW Width – Member Turner and Member Jones were opposed. Members Markham, Tobin and Joseph were in favor. Member Tobin added that he did not like the location of Lot 38 because of the grades and the curve.
- Design of Roads B, C & D, Pavement Width of 18 feet, ROW Width of 40 feet, Grades less than 6% – Member Joseph said she was more comfortable with a roadway width of 20 feet and a 40 foot ROW. Members informally agreed to these design parameters.

Member Jones said that he wants to see additional mitigation proposed for the Centennial Way abutters, as they suffer a disproportionate impact from the proposed development. Buzz Constable replied that the Landscape Architect will provide additional screening for the common septic area during the Special Permit phase of the project. The Town

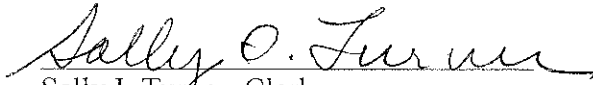
Planner reminded the Wildcat Development Team that the Waste Water Treatment Plant building would not be allowed in the open space unless it fostered the purpose and intent of the OSRD Bylaw. Member Joseph asked that the Special Permit plans list the proposed mitigation, like the looping of the water main.

Member Joseph asked the residents and abutters in attendance for comments. Diane Malloy said she was concerned with traffic and the narrow road and pedestrian safety along Wildcat Lane. Jill Stetz said that she was concerned about locating a drainage basin next to a bus stop. Carol McClendon said she was concerned about water coming down the hill towards Centennial Way, and that she was also concerned about potential odor from the Waste Water Treatment Plant. Kelly Fortin said that she was concerned about the large maintenance responsibility of the homeowners' association. John LaCora said that he was concerned about screening and the potential impact to his property if the screening was not done correctly.

**ADJOURNMENT**

At 11:05 P.M. Member Turner moved 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 22, 2008.

  
Sally I. Turner, Clerk

