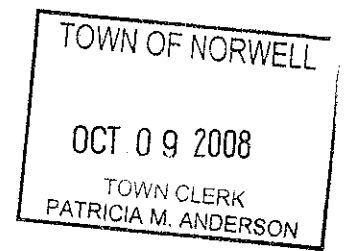


**Norwell Planning Board Meeting Minutes  
September 24, 2008**



The meeting was called to order at approximately 7:00 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 Jones moved that the Board accept the agenda as presented. The motion was approved 5-0.

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

Member Markham moved to accept the September 10, 2008 regular meeting minutes as presented. The motion was approved by a vote of 5-0.

**DISCUSSION: Bills**

WB Mason (Inv. #XFZ008-000)	\$ 29.90
Monadnock Water (Inv. #522521)	\$ 10.00
<u>Todd Thomas (Reimb. Mileage &amp; Exp.)</u>	<u>\$240.96</u>
TOTAL =	\$280.86

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

**DISCUSSION: Chap 91 Licensee Renewal for 64 Stony Brook Lane / O'Toole**

Upon a motion made by Member Turner, the Board authorized the Town Planner to send the draft response letter to DEP about the Chapter 91 License Renewal for #64 Stony Brook Lane (O'Toole). A 5-0 vote affirmed the motion.

**DISCUSSION: ANR Plan for #64 May Elm Lane**

Upon a motion made by Member Markham, the Board voted to accept the August 21, 2008, as revised September 11, 2008, ANR Plan of Land for 64 May Elm Lane in Norwell, Mass as received on September 24, 2008. A 5-0 vote affirmed the motion. The Board discussed the plan, made specific findings and accepted the staff recommendations for items B through X on the draft Certificate of Action. A 4-0-1 vote affirmed the motion, with Member Turner abstaining. The Board accepted staff recommendation A, and Member Markham moved that the Board endorse the plan as approval under the Subdivision Control Law not required. A 4-0-1 vote affirmed the motion, with Member Turner abstaining.

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

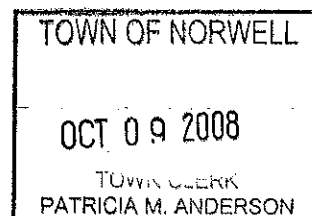
The "Wildcat Development Team", comprised of Buzz Constable of A.W. Perry, Brad McKenzie of McKenzie Engineering, and builders Jay and Paul Gallagher, were in attendance for the continued Wildcat OSRD Pre-Application Conference. Gregg McBride, representing the Conservation Commission, was also present for the discussion, along with Centennial Way residents John LaCora, Carol McClendon and Kelly Fortin. Member Joseph began the discussion by providing an overview of the OSRD Bylaw,

Saturday's site walk, the previously approved no-waiver subdivision plan and the current Groundwater Discharge Permit. Member Joseph then explained the OSRD Special Permit and definitive subdivision filing requirements, including the provision that any approved OSRD definitive subdivision must closely match the Special Permit. Buzz Constable said that he heard that the site walk went very well and that he had already paid the consultant, Randall Arendt. Engineer McKenzie then led the Board through the Pre-Application submittals. Member Joseph and Town Planner Thomas said that the Site Context Plan was too acute and that it should feature more of the surrounding neighborhoods, including additional written descriptions about the environmental features therein. Member Joseph also noted that the tree description on the Existing Conditions / Site Analysis Plan would be beneficial, especially a broad description of the typical tree and understory species. Member Joseph said that she expected Pre-Application plan revisions to be submitted for the record during the Special permit process.

Engineer McKenzie showed a computer-generated version of Randall Arendt's sketch plan. He said that the current design was "tight" on the open space requirement, currently at 48% of the upland. He also confirmed that the drainage basins were not being included within the open spaces. Buzz Constable asked the Board if the larger flatter basins preferred by Randall Arendt could partially be allowed in the open space. Member Joseph said that she was not amenable to this request. Gregg McBride, representing the Conservation Commission, asked that the larger "duck-foot" ends to the open space shown on Mr. Arendt's sketch be preserved, while noting that the open space seemed smaller on the computer generated design. Engineer McKenzie agreed to these changes and will add connections to the open space, with one such connection providing for a wildlife corridor. Mr. McBride also spoke about linking an affordable housing development on the adjacent town land into the Wildcat OSRD. Buzz Constable replied that he is open to this request, but thinks that the barriers to such a project moving forward are high and would likely not pursue it unless a groundswell of support emerged for it.

Engineer McKenzie said that the soil absorption system and related building currently ranges from 50' to 75' from the abutting properties on Centennial Way. Member Jones asked about potentially moving the building to a less obtrusive location. Member Joseph asked for a cross-section of the building on the Special Permit plans.

Engineer McKenzie noted the trail system on the plans. Member Joseph said that the trail system would have to be robust to function in the place of a sidewalk system. Member Markham said that a good trail system would obviate the required contribution to the Pedestrian Travel Improvement Fund for sidewalks not being constructed. Town Planner Thomas said that he envisioned three separate trail cross-sections (paved trails from the homes to Wildcat Lane, stone dust trails for home to home connecting the cul-de-sacs, and improved wood trails throughout the back of the property, connecting to abutting neighborhoods.



Engineer McKenzie attempted to poll the Board about road widths and related waivers for the new development. He noted that Wildcat Lane ranged from 18' to 22' in width. He said that his initial plans for the looped roadway had a road width of 20', and a road width of 18' for the three dead-end roads, all within a right-of-way width of 40'. Member Joseph and Member Turner said that they wanted grading details before informally offering any road width guidance. Member Turner asked the engineer to explore increasing the pavement width where the roadway has sharper curves. Member Markham said that he would entertain a road width waiver, but will want the road designed so the Town could maintain it. Engineer McKenzie said that the current thinking for the Low Impact Development design could offer such a result, and give the town lower maintenance costs due to the reduced infrastructure required. The Town Planner was instructed to set up a meeting between Engineer McKenzie, Highway Surveyor Foulsham, and Fire Chief Reardon in the coming days to discuss these issues further. The Town Planner agreed to arrange the meeting and also add a final Pre-Application discussion for the Wildcat OSRD for the October 8, 2008 hearing at 8:05 P.M.

**ADJOURNMENT**

At 9:15 P.M. Member Jones 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 8, 2008.

  
Charles Markham, Assistant Clerk

TOWN OF NORWELL  
OCT 09 2008  
TOWN CLERK  
PATRICIA M. ANDERSON