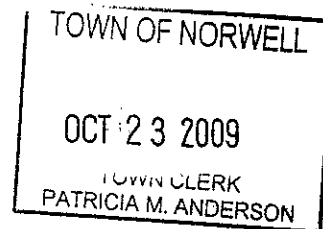


Norwell Planning Board Meeting Minutes
October 7, 2009



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

DISCUSSION: Draft Agenda

Member Jones moved to accept the amended agenda as presented. The motion was affirmed by a vote of 4-0.

DISCUSSION: September 23, 2009 Meeting Minutes

Member Jones moved to accept the September 23, 2009 meeting minutes as presented. The motion was affirmed by a vote of 4-0.

DISCUSSION: Bills

Todd Thomas (September mileage) \$62.87

Member Jones moved that the bills be paid and that the payment vouchers be signed. The motion was approved by a vote of 4-0.

DISCUSSION: ANR Plan for Forest Ridge

The Town Planner introduced the September 4, 2009 ANR Plan of Land Norwell, Mass. Being A Resubdivision Of Lots 7, 8 & 12 As Shown On L.C.Plan 43040C". The Board discussed the problem with having land without frontage labeled as a lot, as opposed to being labeled as a parcel. Upon a motion made by Member Turner, the Board accepted staff recommendation for findings B through X. A vote of 4-0 affirmed the motion. Upon a motion made by Member Etzel, the Board found that finding A was not satisfied because the plan was not substantially compliant with requirements, and that the request to approve the plan under the Subdivision Control Law should be denied. A vote of 4-0 affirmed the motion.

DISCUSSION: Laurelwood Field Change for Drainage Channel

The Town Planner recommended that the Board grant a field change request for the modification of the low flow channel in Laurelwood's basin 2. The field change request is as follows:

"This email serves as a record of the field change made for Basin 2's low flow channel. After walking the site with Mr. Chessia and Mr. Lundin, the idea of modifying the location of the low flow channel was discussed. Mr. Chessia suggested that modifying the low flow channel to curl towards the overflow weir of the forebay may be a slightly better design. Mark Lundin set out stakes to show the modification and I approved the change. I noted to Mark that he maintain a positive slope towards the outlet from any portion of the basin and to approximate the slope of the new low flow channel to mimic the designed one."

Member Jones moved to grant a field change for the riprap channel in basin 2. A vote of 4-0 affirmed the motion.

DISCUSSION: Laurelwood Construction Update

The Town Planner provided an update to the Board regarding the construction for the Laurelwood Minor Drainage Modification. He noted that construction was complete and that overall, it went ok. The Town Planner added that a few construction issues remain to be addressed, including tire tracks on the berm by the outlet structure, siltation in the swale due to the recent rain, and the washout of some hydro-seed, also due to the recent rain. The Town Planner also noted that technical engineer John Chessia showed him that the structure's outlet pipe was an inch higher on the ground than detailed in the plan's survey. This discrepancy led to a small amount of standing water remaining in basin 1. Mr. Chessia advised the Board that the problem was relatively minor, but he wanted to observe it in the field through the spring before making further determinations.

DISCUSSION: OSRD Bylaw Changes for 2010 ATM

The Board discussed and made certain changes to the revised OSRD Bylaw Working Draft. A consensus emerged from the Board that it might be better to wait for another project, and other potential bylaw changes, before going back to Town Meeting to revise the OSRD Bylaw.

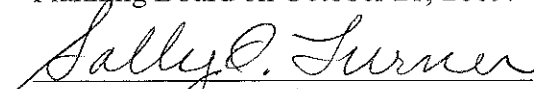
DISCUSSION: Board Member Committee Representation Report

Member Etzel provided the Board with an update on Community Preservation Committee activity. The update included Loring Farm restrictions, construction completion of Chittenden Landing boat launch, and the Pathway Committee funding request for survey work at Farrar Farm Road.

ADJOURNMENT:

At 8:55 P.M., Member Jones moved 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 October 21, 2009.


Sally I. Turner, Clerk

