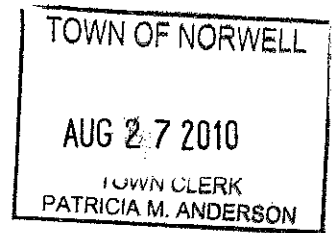


**Norwell Planning Board Meeting Minutes**  
**August 4, 2010**



The meeting was called to order at approximately 7:05 p.m. Present were Board Members Margaret Etzel, Kevin Cafferty, Kevin Jones, Karen A. Joseph, and Sally I. Turner.

**Draft Agenda:** Motion K. Jones, approved 5-0 vote.

**7/7/2010 Minutes:** Motion P. Etzel, approved 5-0 vote

**DISCUSSION: Hornstra Farms Scenic Road Hearing**

Letter from Highway Dept. August 3, 2010 was read. The only trees proposed for removal were in order to reconstruct the stone wall.

This is a Scenic Road hearing for removal of trees. Planning Board has an inventory of all trees to be removed. The applicant, John Hornstra, stated that the trees to be removed were either invasive species, diseased or dead and that he just wants to continue the wall as started. All trees to be removed have been marked with a red ribbon. Paul Foulsham, tree warden, thinks it is appropriate to remove the diseased and dead trees and to provide appropriate mitigation by planting new trees. John Hornstra is agreeable to planting additional trees in areas to be determined, but they would need to be adjacent to the new wall. The definition of dead, deformed and dying trees and the intent of the scenic road bylaw was discussed. If there was insect damage, dead areas at the top, or damaged bases, they were included in the dead, deformed and dying category.

Neighbor discussion: The area has never been maintained and the cutting could make the street more scenic and be a benefit to the other existing trees to remain. Others thought that the stone wall was historic and the work should never have been done, and to approve the cutting of the trees to let work continue would not be good for town's historic character. Others thought that the improvements made to this farm have done much for the scenic nature of the area and he should be allowed to continue. Discussion on mitigation trees ensued.

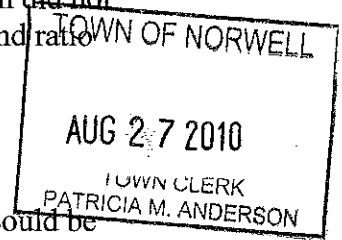
**Member Jones moved to continue to 8/18/2010 at 7:05 p.m. The Motion was affirmed by a vote of 5-0.**

**DISCUSSION: Wildcat OSRD Definitive Subdivision Public Hearing (cont'd.)**

New materials previously submitted to the Planning Board were read into the record.

Applicant discussed changes to the proposal since the previous submission regarding changes to the wetland line. Consultants were brought to the site and took representative samples to determine the areas that have been changed and the upland areas located within the wetland areas. The Conservation Commission decided that upland islands exist on the site and that it would be reasonable to suggest that 30% of newly determined

wetland areas are upland island areas. However, the Conservation Commission did not put it in writing that the 30% is an official calculation. With this upland/wetland ratio calculation, enough upland area would exist for a 46 lot subdivision.



Construction Plans:

John Chessia stated that the area to store equipment is not adequate and there could be substantial erosion problems based on topography and soil types and storage (storm-water) basins may be negatively affected. Sediment sumps should be provided. Other issues still need to be addressed regarding drainage and erosion control that, the applicant stated, are often resolved at the point when contractors are brought in.

Project phasing: Three basic phases are proposed. Road A and B and the wastewater treatment plant would be constructed in first phase. Details could be better defined after working them out with the contractor. Discussion ensued about breaking phase I into smaller sub-phases so that additional details could be provided regarding erosion control while allowing the rest of the project to proceed. Will need to request lot releases once infrastructure is complete.

Utilities: Applicants goal is to have all utilities installed at once. Coordination will have to be done with the utility companies to make sure this happens. Typically, the companies will not schedule work until a plan is approved.

Construction Schedule: Applicant wants to get the binder course in place by winter. Town cut off date for binder is 11/15/10. Applicant wants to get footings in ground for bridge.

Definitive Subdivision:

John Chessia identified outstanding issues with proposal including: metes and bounds, gas from Old Pottery Lane, road width variations. O&M plan that identifies Homeowners Association documents needs to be revised; only have the documents with the original subdivision and are waiting to see what the outcome of this application will be and the conditions required. Staff will look into easements necessary with drainage onto surrounding properties. The applicant stated that it is difficult to know precisely the size of basins without knowing exactly what the contractor's plans for a specific site are. Contractor selection will be put out to bid.

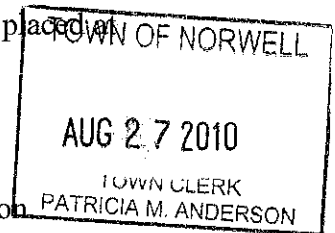
Waivers need to be on the cover and endorsed prior to approval. Board agreed to \$5000 reduction in application fees, not \$10,000 as requested. Mass Grid information is on the plans in place of metes and bounds, but metes and bounds should be added on the endorsement plans. Board wants exact calculations of upland space on the plans. Gas extension design will be required on endorsed plans with conditions that all utility services will be coordinated and installed at the same time. Approximate amount of import fill needs to be provided on the endorsement plan. Smaller footprints would have three bedroom homes and would be a worst case scenario. Chemical storage onsite for

waste treatment facility has been approved by DEP. A review of the past approval for Aquifer Protection District requirements is necessary. Granite curbing is provided on all islands in cul-de-sac turnarounds. Outlet pipe elevation needs to be adjusted for basin B on approved plan. Building permit plans will be conditioned to be submitted to Planning Staff for approval of dry wells or equivalent recharge locations. Leaching pit calculations need to be provided to the Board. Homeowners association documents would need to be submitted before any approvals are granted. These documents are reviewed by town counsel. Town counsel should also review the potential need for an easement from adjacent property owners where storm water drainage could flow. Conditions will require an O&M plan; homeowners association will maintain drainage systems. Double catch basins will need to be shown on plans.

Open Space demarcation needs to be addressed; boulders were supposed to be placed at the boundaries between private property and the open space.

Waivers:

A waiver is not necessary for length of dead-end roads in this OSRD subdivision.



Section 6.4.3 -Scale of plans are acceptable. Motion K. Jones, approved 5-0 vote.

Section 6.4.4.18 -Typical sections on side streets scale is acceptable. Motion K. Jones, approved 5-0 vote.

Section 6.4.4.20.c -Contours lines are acceptable. Motion K. Cafferty, approved 5-0 vote.

Section 6.4.4.22 -Soil evaluation and perk tests are acceptable. Motion K. Jones, approved 5-0 vote.

Section 7A.2 -Street sections are acceptable with proposed swales and sidewalks. Before decision these plans need to be revised, but the Board supports the intent of the waiver. Motion K. Jones, approved 5-0 vote.

Section 7A.3 -ROW widths affirmed from special permit OSRD. Motion K. Cafferty, approved 4-1 vote (K. Jones voted in the negative).

Section 7A.4 -Street width pavement needs to be revised on plans but Board supports intent 5-0 vote. Motion K. Jones, approved 5-0 vote.

Section 7A.13 -8% grade of roadway acceptable to reduce earthwork, stations need to be corrected. Motion K. Cafferty, approved 5-0 vote.

Section 7A.16 -Maximum grade on curves acceptable, stations need to be corrected. Motion K. Cafferty, approved 5-0 vote.

Section 7A.19 -Shoulders are acceptable, but needs to be reaffirmed. Motion K. Jones, approved 5-0 vote.

Section 7A.20 -Sloped granite curb at islands and catch basins, and at areas where no swale a concrete berm acceptable. Motion K. Jones, approved 4-1 vote (K. Cafferty voted in the negative).

Section 7C -Certain catch basins are more that maximum distance apart. Deferred vote.

Section 7C.3.1 -Slopes on retention basins are acceptable. Motion K. Jones, approved 5-0 vote.

Section 7.C.3.5 – Max depth 2 year storm event. Depth of basins are acceptable, but all plans need to be coordinated. Motion K. Cafferty, approved 5-0 vote.

Section 7.C.3.6 – Max depth 100 year storm event. There will be permanent water in some basins, intent is acceptable. Max depth in storm basin over 6 ft in some basins is acceptable. Motion K. Cafferty, approved 5-0 vote.

Section 7.C.4.1 -Drain pipes for basins along Road A are acceptable as class 52 ductile iron. Motion K. Cafferty, approved 5-0 vote.

Section 7.D.4 -Dead-end water mains are acceptable at Road A and D. Motion P. Etzel, approved 4-1 vote (K. Cafferty voted in the negative).

Section 7.E.1 -Utilities underground as long as open space areas are not be disturbed would be acceptable, final utility plan would need to be submitted, Board accepts intent. Motion K. Cafferty, approved 5-0 vote.

Section 7.E.2 –Primary and Secondary electric lines not on current plans but will need to be on endorsed plans. Motion K. Cafferty, approved 5-0 vote.

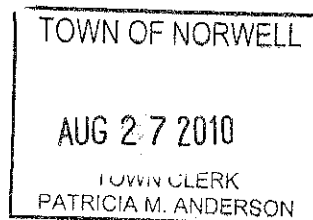
Section 7.F.1 -Easements that straddle lot lines are acceptable at lots 42 and 43. Motion K. Cafferty, approved 5-0 vote.

Section 7.H –The intent of the sidewalks and planting alterations are acceptable. K. Cafferty, approved 5-0 vote

Board wants information asked for in this meeting in the plans before closing the hearing.

Deadline for action is extended from 9/10/10 to 10/15/2010. 5-0 vote.  
Public hearing is continued to 9/8/2010 at 7:45. 5-0 vote.

**Affordable Housing Partnership Representative** – Discussion tabled for this meeting.



**Pathway Committee** – Member Turner asked that the Planning Board approve the Pathway Committee’s request for Horsley Whitten to prepare the documents for an ANRAD filing with the Conservation Commission. Determining where wetlands exactly are will enable design to proceed. Member \_\_\_\_\_ moved to approve. Motion was approved by vote of 5-0. Discussion ensued as to whether CPC needed to approve the proposal. Members Etzel and Joseph indicated we believed so. Member Turner to follow through with CPC.

**335 Rear Washington Street** – Member Joseph informed the board that a site plan review application with review fee was filed for this site. We will schedule for 7:05 p.m. on 9/8/10 prior to Wildcat. John Chessia will be advised that package is ready for review.

**Resignation of Planning Assistant** – Member Joseph informed the Board that our Administrative Assistant, Linda Hager, submitted her resignation on 8/3/10. Her last day will be 8/27/10. The position has already been posted within the union. Our new Town Planner and Conservation Agent will be largely responsible for interviewing candidates.

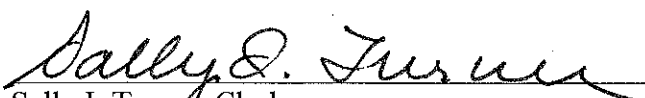
**New Town Planner** – Chris DiIorio will start on Monday, August 9, 2010. Meeting on 8/18/10 needs to allow time for Chris to ask us questions and for the Board to ask Chris questions. The Board decided we would not ask Town Counsel for a litigation summary at this meeting.

Member Joseph informed the Board that Bo Dyer would like to come to our meeting on August 18, 2010 to discuss the Samuel Stetson house on Stetson Shrine Lane. The house needs to be moved and the owner is running out of time. The Planning Board indicated that Mr. Dyer should be called and told that there isn’t anything the board can do regarding moving the house.

**ADJOURNMENT:**

At 10:20 p.m., Member Joseph 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 August 18, 2010.

  
Sally I. Turner, Clerk

