

**Norwell Planning Board Meeting Minutes  
January 6, 2010**

The meeting was called to order at approximately 7:05 P.M. Present were Board Members Margaret Etzel, Kevin P. Jones, Karen A. Joseph, Sally I. Turner and Town Planner Todd Thomas. Member Michael J. Tobin arrived during the Central Street scenic road hearing.

**DISCUSSION: Draft Agenda**

The Town Planner requested that a discussion be added to the agenda regarding a new ANR submittal on Circuit Street (Kendall), as well as a progress update on the Wildcat OSRD engineering meetings. Member Jones moved to accept the amended agenda as presented. The motion was affirmed by a vote of 4-0.

**DISCUSSION: December 16, 2009 Minutes**

Member Etzel moved to accept the December 16, 2009 meeting minutes as presented. The motion was affirmed by a vote of 3-0-1, with Member Jones abstaining.

**DISCUSSION: Bills**

Todd Thomas (Expenses/Mileage Reimbursement) - \$76.35

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

**DISCUSSION: 127 Central Street Lot 14 Scenic Road Hearing (Liuzzi)**

Member Turner read the notice and opened the scenic road hearing for the newly created lot adjacent to 127 Central Street. The Town Planner noted that applicant Michael Liuzzi could not attend the hearing, but provided a letter stating his intentions and proposed compensatory actions. His proposed widening of the existing breach in the stone wall, for a driveway opening with a maximum width of eighteen feet (terminated by granite posts), was agreed to by the Planning Board, provided that any disturbed stones are used to bolster the existing stone wall, and that all underground utility hookups are located in the driveway breach. Members also spoke about a requested construction design that would keep both sediment and water flow from entering the Central Street roadway from the construction site. Upon a motion made by Member Jones, the Board moved to approve the Town Planner's draft decision letter regarding the scenic road hearing for the newly created lot adjacent to 127 Central Street. The motion was approved by a vote of 4-1. Member Turner moved to close the public hearing. The motion was approved by a vote of 5-0.

**DISCUSSION: Laurelwood Modification Drainage As-Builts**

The Board reviewed the December 16, 2009 report from Chessia Consulting regarding the required engineering review of the final as-builts for the Laurelwood drainage modification. The Town Planner said that if the Board were to approve the as-builts, Condition 37 of the drainage modification certificate of vote would be satisfied. Ken Caputo and Mark Lundin of Coler and Colantonio and Mt Blue Construction, respectively, were here for the discussion. Mr. Caputo informed the Board that he was

seeking a surety release for the recently completed drainage basin construction at the Board's next meeting. Mr. Lundin spoke about some of the temporary erosion control measures still in place in the new swale. Member Joseph expressed concern about accepting as-built plans when temporary erosion control measures were still in place. Member Tobin moved to accept the as-builts as sufficient. The motion failed to carry by a vote of 2-3. Member Turner moved to discuss the drainage as-builts again at the next meeting within the surety review discussion. The motion was approved by a vote of 5-0.

**DISCUSSION: Overhead Wire Committee (David DeGhetto & Joe Carty)**

David DeGhetto and Joe Carty, the first members of the newly formed Overhead Wire Committee, appeared before the Planning Board seeking guidance as to their vision for the committee. The consensus from the Board was that it did not have a specific vision for what the Overhead Wire Committee should focus on, and that the Committee should be free to do its own research and subsequent reporting. Mr. DeGhetto and Mr. Carty spoke about the possibility of rerouting and depressing the overhead wires in the Town Center. Member Joseph said that the committee should keep in mind the cost and feasibility of any proposal. Mr. DeGhetto and Mr. Carty said that they would be back in front of the Board as soon as substantial information gathering took place.

**DISCUSSION: South Street Affordable Housing Land Analysis**

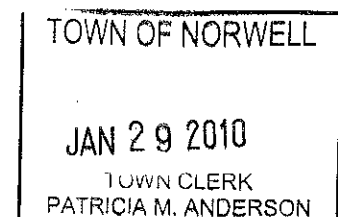
The Town Planner provided Members with the development analysis he drafted for the vacant Water Department land on South Street. He informed the Board that the land in question was purchased for wellhead protection and that neither the Water Commission, nor Town Meeting, authorized development of the site for affordable housing.

**DISCUSSION: Warrant Articles for Town Meeting**

Member Jones said that the Board should not put forth any article for Town meeting due to the budget constraints facing the Town. Member Joseph agreed. The Board then discussed zoning priorities for the coming year.

**DISCUSSION: Wildcat Engineering Update**

The Town Planner provided the Board with an update on the second engineering meeting for the Wildcat OSRD. He said that John Chessia, the Board's technical engineering consultant, was reasonably satisfied with the drainage basin sizing analysis at the heart of the preliminary drainage review. He added however that a question remained between Mr. Chessia and the applicant's engineer if an off-site analysis would be required as part of the preliminary drainage review. Member Joseph said that she is ok with the sizing because Mr. Chessia is reasonably assured that off-site impacts will be proven not to exist in the final design. The Board determined that the applicant's engineer should draft a letter noting the preliminary drainage review and the proposed drainage basin sizing, where the Board would draft a concurring letter after Mr. Chessia reviewed and approved the initial letter.



**DISCUSSION: New ANR Submittal for Circuit Street (Kendall)**

The Board accepted the December 15, 2009 "Plan of Land Off Circuit Street in Norwell, Massachusetts" as submitted on January 6, 2009. Board Members questioned the abutter information and the missing depiction of Pine Street on the plan.

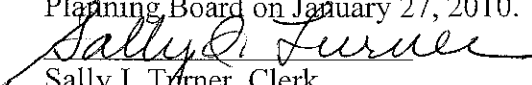
**DISCUSSION: Board Member Committee Representation Report**

The Town Planner provided an update on the Pathway Committee. The Board discussed the events surrounding the resignation of Steve Ivas from the committee.

**ADJOURNMENT:**

At 10:10 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 January 27, 2010.

  
Sally I. Turner, Clerk

