

TOWN OF NORWELL  
JUL 02 2010  
TOWN CLERK  
PATRICIA M. ANDERSON

**Norwell Planning Board Meeting Minutes  
June 16, 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 and Town Planner Todd Thomas. Member Sally I. Turner arrived at the beginning of the Wildcat OSRD public hearing. Member Kevin Cafferty did not attend the hearing.

**DISCUSSION: Draft Agenda**

Member moved to add a discussion on the Open Meeting Law. Town Planner Thomas added a submittal acceptance for an ANR plan for Grove Street (Kelly). Member Jones moved to approve the amended agenda as presented. The motion was affirmed by a vote of 3-0.

**DISCUSSION: Laurelwood Surety Reduction Request (received 5/10)**

Present for the discussion representing the applicant were Kenny Caputo, Marie Nyhan, Mark Lundin and Attorney TJ Recupero. The Board's technical engineering consultant John Chessia was also present for the discussion. Mr. Chessia noted that Laurelwood's as-builts were submitted on Friday and appeared acceptable. He also noted that the roadway's paved over manhole cover was unearthed earlier in the week and that he approved of the work. The Town Planner said that the Board should discuss a potential agreement on the roadway paving. He discussed a concept for "significant pavement failure" formed through conversations with Mr. Chessia and Highway Surveyor Paul Foulsham, where the Town would be able to draw on withheld surety if significant pavement failure were to occur. The Board discussed how to define significant pavement failure and agreed to return surety to the applicant in three installments over the next fifteen years, in five-year increments. The Board and Attorney Recupero discussed various values to be held for the uninspected pavement, with the return of this amount to be orchestrated as previously agreed upon. Member Etzel ultimately proposed holding \$31,000 for the uninspected pavement, and returning this amount on the aforementioned schedule as follows: \$15,500 in August of 2015, \$7,750 in August of 2020 and \$7,750 in August of 2025.

Member Jones moved to return \$32,000 to the applicant with respect to the Laurelwood roadway, with the Board holding \$31,000 for the uninspected paving, and releasing from this amount \$15,500 in August of 2015, \$7,750 in August of 2020 and \$7,750 in August of 2025 plus all interest accrued up to the date of each withdrawal, all subject to the continued performance of the road. The motion was affirmed by a vote of 3-0.

Member Jones moved that the Town may draw on the amount of surety necessary, including up to the full remaining surety value, if a "significant pavement" failure should occur at Laurelwood, with a significant pavement failure defined by one inch or more of pavement settlement, more than ten contiguous square feet of "alligator cracking" and/or another new pavement defect that substantially affects normal travel speeds and travel direction when compared to existing auto and pedestrian roadway travel patterns; and before the Board draws on any surety amount, a public hearing shall be conducted with

Simeone Properties, its successors or assigns being notified in advance of said hearing. The motion was affirmed by a vote of 3-0.

Member Jones moved to act on the applicant's May 13<sup>th</sup> surety reduction request and return the difference between the \$131,436.53 of surety currently being held and the \$73,000 of surety shown on Chessia Consulting's June 16, 2010 bond estimate, plus the \$500 for "traffic control" and the \$1,000 for Engineering Inspection." The motion was affirmed by a vote of 3-0.

**PUBLIC HEARING: Wildcat OSRD**

The public hearing resumed at approximately 7:55 P.M. with Member Etzel reading the public hearing notice. Present for the discussion were Richard Beal, Jay Gallagher and Bruce Graham. Richard Beal said that the project is still before the Conservation Commission. He explained the wetland permitting history. He added that the original wetland line is valid per the crossing permitted in 2007. He asked the Planning Board if it will move forward with OSRD review on the original line. Member Joseph said that the public hearing would not be closed until she has confirmation that the Conservation Commission has confirmed the wetland line on which the project is based. Member Joseph suggested that the Conservation Commission should write a letter saying that the existing line is valid. Richard Beal asked the Planning Board to continue the review. He also asked that, if the DEP gives confirmation that the line is valid, would the Board be amenable to permit the project as is. Bruce Graham encouraged the Board to be flexible regarding the wetland line. Member Jones moved to schedule the next hearing to August 4, 2010 at 7:30 p.m. The motion was affirmed by a vote of 4-0. Member Jones moved to continue the Wildcat deadline for final action to September 10, 2010. The motion was affirmed by a vote of 4-0.

**DISCUSSION: Board Member Committee Representation Report**

This agenda item was tabled until the June 30<sup>th</sup> Planning Board meeting.

**DISCUSSION: Grove Street ANR Plan Submittal Acknowledgment**

Member Jones moved to acknowledge the new Grove Street ANR plan as submitted on June 16, 2010. The motion was affirmed by a vote of 4-0.

**DISCUSSION: Town Planner Resume Review and Interview Scheduling**

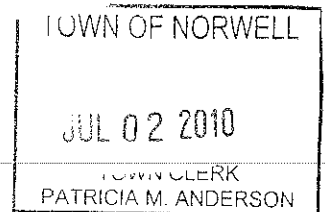
The Board discussed potential candidates for the Town Planner position. It was agreed that six additional candidates would receive interviews. The Board also discussed standardizing interview questions.

**DISCUSSION: Planning Board Mission Statement**

This agenda item was tabled until the June 30<sup>th</sup> Planning Board meeting.

**DISCUSSION: FY-10 Remaining Expense Budget & Proposed Purchases**

The Town Planner said that approximately \$3,888 remained in the Board's FY10 expense line item. The Board discussed the Town Planner's suggested purchases for the Planning office as follows:



1. A wall or ceiling projection screen (70x70) for \$220.99 from WB Mason. This purchase would save staff from constantly carrying the Town's projection screen back and forth from the Osborn Room.
2. A new flat screen computer monitor for Planning Office administrative Assistant Linda Hager for \$122. The quoted price is for Dell flatscreen monitor that the Assistant Town Clerk just purchased. Such a purchase would allow Ms. Hager to return the flat screen monitor that was on loan from the Town Planner's personal property.
3. A new digital phone answering machine for the office for approximately \$25. The Town Planner said that a digital answering machine would be more reliable and have better sound quality than the office's existing tape answering machine.
4. A new digital camera for office at various prices. The digital camera for the office is approximately six years old.

Member Jones moved to approve expenditures numbered 1 through 4 for a cumulative total not to exceed \$500. The motion was affirmed by a vote of 4-0.

**DISCUSSION: Open Meeting Law Changes**

This agenda item was tabled until the June 30<sup>th</sup> Planning Board meeting.

**ADJOURNMENT:**

At 9:35 p.m., Member Turner 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 June 30, 2010.

  
Sally I. Turner, Clerk

