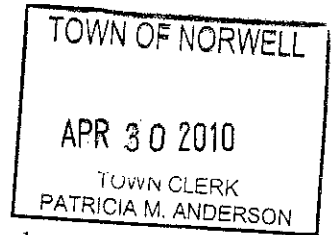


**Norwell Planning Board Meeting Minutes
March 24, 2010**



The meeting was called to order at approximately 7:05 P.M. Present were Board Members Kevin Cafferty, Margaret Etzel, Karen A. Joseph, Sally I. Turner and Town Planner Todd Thomas. Member Kevin P. Jones arrived at the beginning of the reorganization discussion.

DISCUSSION: Draft Agenda

Town Planner Thomas said that he would like to augment the agenda to include a brief discussion on the Forest Ridge subdivision. Member Turner moved to accept the amended agenda as presented. The motion was affirmed by a vote of 4-0.

DISCUSSION: March 10, 2010 Minutes

Member Etzel moved to accept the March 10, 2010 meeting minutes as presented. The motion was affirmed by a vote of 3-0-1, with Member Cafferty abstaining.

DISCUSSION: Bills

Westographics (Highway Barn Prints) -	\$14.00
<u>Registry of Deeds (Signature Certification Fee) -</u>	<u>\$76.00</u>
TOTAL:	\$90.00

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

DISCUSSION: Reorganization

Member Jones moved to elect Member Joseph as Chair through the duration of the Wildcat OSRD subdivision hearing, where reorganization will be discussed again after that point. The motion was approved by a vote of 5-0.

Member Joseph moved to elect Member Jones as Vice-Chair. The motion was approved by a vote of 5-0.

Member Joseph moved to elect Member Turner as Clerk. The motion was approved by a vote of 5-0.

Member Jones moved to elect Member Etzel as Alternate Clerk. The motion was approved by a vote of 5-0.

The Board discussed its committee appointments. Member Etzel questioned the need for two Board Members on the Pathway Committee. Member Cafferty said that he did not think his recent election to the Planning Board should impact his serving on the Pathway Committee. The Board decided to leave its committee appointments unchanged for the time being.

DISCUSSION: ANR Plan – 125 Jacobs Lane (Ferzoco)

The Board discussed the February 22, 2010 ANR plan entitled "Subdivision Plan Of Land At Jacobs Lane Norwell, Massachusetts Assessor's Map 13A, Lot 13" dated February 22, 2010." Member Etzel noted some redundant language in the required zoning and wetland notes. Member Turner moved to accept the staff recommendations

for findings B through P & R through V. A vote of 5-0 affirmed the motion. Member Turner moved that findings Q & W were satisfied, provided that the Professional Land Surveyor cross out the redundant language on the mylar. A vote of 5-0 affirmed the motion. Member Turner moved to approve the February 22, 2010 ANR plan subject to the aforementioned changes in findings Q & W taking place. A vote of 5-0 affirmed the motion.

DISCUSSION: Citizen's Petition - §2465 Roadway Setback Recommendation

With resident Marie Molla in attendance, the Town Planner informed the Board of a lengthy meeting he had with Town Counsel. In that meeting, Town Counsel ruled that the wording of a citizen petition cannot be changed and must appear in the Warrant exactly as it was originally proposed. The Town Planner asked the Board to vote a recommendation on the proposed §2465 Roadway Setback zoning article as originally proposed by citizen petition. Member Turner moved to not support the proposed citizen petition zoning article for roadway setback. A vote of 5-0 affirmed the motion.

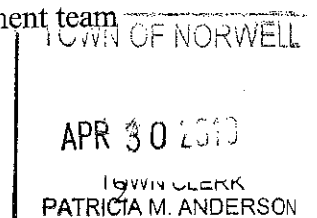
The Town Planner explained to the Board that the proposed citizen petition zoning article for roadway setback was going to be amended on Town Meeting floor, and that the Board should vote a recommendation on the amended article. The Town Planner explained the more limited impact of the revised Street Setback zoning article. He added that the ten-foot street setback proposed from the edge of pavement via the revised article could be accommodated within the Town's typical subdivision roadway cross-section. He said that the only impact of the revised bylaw would be on the Village Overlay District, but that even this impact was reasonable. Member Jones moved to give a positive recommendation to Town meeting on the revised zoning article for §2465 Street Setback, as follows in italics: *To see if the town will add a Zoning Bylaw under Article II, District Regulations, Intensity of Use Regulations, as follows: "§2465 Street Setback. The edge of pavement for subdivision streets, or other egress for new developments shall be setback a minimum of ten feet from abutting lot lines. Curb, berm, sidewalk and other supporting roadway features shall be allowed within said setback distance."* A vote of 5-0 affirmed the motion.

DISCUSSION: Citizen's Petition – Funeral Establishment Definition Revote

The Town Planner notified the Board that a revote was needed on the citizen petition zoning bylaw for funeral establishment. He added that due to Town Counsel's ruling that citizen petition language cannot be changed, the Board needed to vote a recommendation on the article exactly as it was proposed. Member Jones moved to make a positive recommendation to Town Meeting on the proposed zoning definition addition for funeral establishment. The motion failed to carry by a vote of 2-3.

DISCUSSION: Public Hearing: Wildcat OSRD Definitive Subdivision

At approximately 7:45 P.M. Member Turner read the public hearing notice and convened the public hearing on the Wildcat Hill OSRD definitive subdivision. In attendance for the hearing were Centennial Way residents Carol McClendon, Joe Finnegan, John LaCara, Paul Molinari, and Kelly & Michael Fortin. Representing the development team in attendance were Richard Beal of AW Perry, Brad McKenzie of McKenzie



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Engineering, Michael Radner of Radner Design, and homebuilders Jay and Paul Gallagher. Radio Station WATD was also in attendance recording the hearing. Member Joseph read the Board's standard preamble for the opening of a definitive subdivision public hearing. Member Joseph moved that that the subdivision was subject to the Board's May 20, 2006 Subdivision Rules and Regulations. A vote of 5-0 affirmed the motion.

Professional Engineer Brad McKenzie of McKenzie Engineering introduced the project. He made various statements about the Wildcat OSRD definitive subdivision plan, including the following:

- Drainage basins D & E were reconfigured per the condition in the special permit approval allowing biomorphic basins.
- The OSRD design created 34 acres of open space, and that site alteration, roadway length and stormwater impacts have been significantly reduced when compared to the previously permitted conventional subdivision on the site.
- The previously permitted wastewater treatment plant is being reviewed for an amended permit by DEP.
- An agreement was reached with the Water Commissioners for the applicant to contribute financially towards approximately 2,500 linear feet of water main. The Conservation Commission recently approved a permit for this work.
- The OSRD definitive subdivision plan was also recently filed with the Conservation Commission for concurrent permitting.

Landscape Architect Michael Radner of Radner Design spoke about changes made to the plan under his direction since the special permit was approved for the project. The changes he spoke of are as follows:

- The Pedestrian Plan was updated to include trailhead signage and way-finding markers.
- The Pedestrian Plan now includes trails requested by the Board during the special permit.
- More detail was given for the street trees, with a species being programmed for each specific street.
- The requested planting changes around the soil absorption system and the drainage basins were completed.

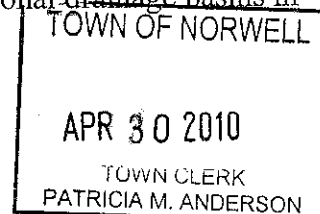
John Chessia, the Board's technical engineering consultant, provided details on the major issues delineated within his comment letter, dated March 15, 2010. Mr. Chessia highlighted the following issues with the submittal:

- No construction plan was submitted.
- Not all of the needed waivers were requested, including needed waivers for Permanent Drainage Committee requirements and intersection grades. A waiver for the water main easement straddling lot lines makes sense and should be granted.
- The drainage does not work as currently proposed, and outlet points should be staked in the field for the drainage basins that abut Centennial Way.
- Some drainage outlets encroach upon the open space.

- Clarification is needed for the roadway ownership, including the ownership description thereof in the O+M plan.
- Earthwork volume calculations were not included.
- A gas main was depicted on the plan without a viable connection point to Wildcat Lane.
- All test pit data should be compiled and put on a single plan. Additional test pit data should be supplied in areas proposed to house drainage basins or swales where high groundwater may persist.
- The driveway for Lot 11 is too close to the roadway intersection and does not comply with the Board's regulations.
- Streetlights were not indicated on cul-de-sac islands.
- Some street trees were located on top of the utilities and should be moved.
- The open space calcs should be updated to reflect changes in the definitive plan.
- Methods to ensure protection of the open space were not included.
- A plan was not included that speaks to the design of the waste water treatment plant building.
- A cut of approximately six feet is proposed for some of the swales, and the roadway might need to be elevated in such places. Swales that may intercept groundwater currently flow towards infiltration basins, which is not a recommended practice.
- Sheet 48 shows a stone wall that will be graded out.
- Headwalls are not shown with the under driveway pipes as requested.
- The plan may not comply with Aquifer Protection District Zoning as required.
- The eastern 2/3 of the site does not receive any recharge to the aquifer.
- No trail was located through the water main easement to Centennial Waye.

Member Joseph stressed the importance of the construction plans, including any proposed construction phasing being coordinated with interim as-builts. She added that she agreed with Mr. Chessia about test pits being provided in locations where cuts for the proposed swales might intercept groundwater, but that test pits were not necessary for every 250 feet along the roadway given the extensive soil data already obtained from the site. Member Joseph requested the use of silt socks in lieu of silt fencing. Member Joseph also stressed the importance of the required legal documents yet to be submitted, including the homeowners association, the conservation deed restriction and open space ownership covenant. Member Joseph also asked that status updates be provided by the developer at the next meeting on the status of the wetland line and the amended groundwater discharge permit.

The Board discussed the design of the larger biomorphic drainage basins. Member Joseph asked how much additional open space was being disturbed for the larger biomorphic basins. She asked for the CAD file detailing the open space percentages as requested in Mr. Chessia's letter. Mr. McKenzie responded that he would provide the exact square footage of open space disturbed by the new basins. Member Jones asked Mr. Chessia to comment on the desirability of the biomorphic basins. Mr. Chessia responded that the biomorphic basins are superior to conventional drainage basins in



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terms of water quality, in addition to being more aesthetically pleasing. Mr. McKenzie said he would supply a landscaping plan with flood elevations shown thereon to help justify the size of the biomorphic basins. Member Jones asked for the square footage of the trees and vegetations that was being left intact in the center of drainage basin D. Mr. Radner said that he would provide the Board with an operation and maintenance plan that was specific to the biomorphic basins.

The Board discussed the project's overall drainage scheme. Mr. McKenzie said that the new plan complies with pre and post rate requirements, and that offsite flow is being analyzed and mitigated. Mr. McKenzie said that the adjacent homes on Centennial Way will not be impacted by the drainage. Mr. Chessia agreed with this statement. Mr. McKenzie said he would work with Mr. Chessia before the next meeting to quell lingering drainage concerns. Town Planner Thomas asked if an easement was needed for the water flow to the Isolated Land Subject to Flooding to the west. Mr. McKenzie and Mr. Beal said that an easement was not necessary because runoff and volume was not being increased in this location.

Member Joseph said that she wanted the water main extension work to also be coordinated with the Board. Mr. McKenzie said that the water main work was coordinated with the Water Commissioners, but he would provide the Board with copies of relevant plans and documents.

Member Joseph mentioned the traffic report and questioned if the repaving of Wildcat Lane has increased traveled speeds along the roadway. Mr. McKenzie and Mr. Beal did not agree with this assertion. Mr. McKenzie suggested having the two traffic engineers meet to work out issues raised in their respective letters. The Board agreed to this by consensus. Member Etzel requested that updated accident information be submitted. Member Joseph requested updated speed data to ensure the sight and stopping distance. Mr. Thomas noted that a sight distance easement would apparently be needed on Lot 1, along the main curve in Road A.

Member Jones asked about the 100-foot buffer from Wildcat Lane to Lot 11, noting that a request for a waiver was not received. Mr. Thomas suggested a no-cut easement on Lot 11, and to utilize a common driveway from Lot 12. Mr. Beal said that he would evaluate this option. Member Jones highlighted that the buffer requirement was also not being met in the Parcel G drainage area along Wildcat Lane. Mr. Radner said that he might be able to provide additional planting and screening in this area.

Member Joseph asked that only drawings changed within the next submittal contain an as-revised date. She also asked that changes to the plans be delineated by the submission of two plan sets with highlights for ease of review. Mr. Thomas noted that the trail sign symbology needed to be corrected on the Pedestrian Plan within the next submission. Mr. Radner agreed to change the trail signage symbology.

The Board discussed various potential waiver requests. Member Joseph asked the applicant to clarify the construction details regarding curbing and stone size. The Board

requested inlet stones at all catch basins, but was unsure about granite curbing along the subdivision roadway egress to Wildcat Lane. The Board also requested that tree plantings be located so as to not conflict with underground utilities.

Resident Paul Molinari said that he is concerned about drainage and flooding from the project. Member Joseph responded that that Board will not allow an increase in the rate of runoff or flooding towards Centennial Way. Mr. Molinari said that he is also concerned about increased noise from Route 3. Resident Kelly Fortin said that she is also concerned about drainage.

Upon a motion made by Member Turner, the Board accepted the applicant's extension of final deadline request through June 18, 2010. A vote of 5-0 affirmed the motion. Upon a motion made by Member Jones, the public hearing for Wildcat OSRD subdivision was continued until May 19, 2010 at 7:30 P.M. A vote of 5-0 affirmed the motion.

DISCUSSION: Masthead Drive Extension ZBA Update

The Town Planner provided the Board with an update on the Masthead Drive Extension subdivision. He said that he expects the developer to file under §1324 of the zoning bylaw, "To Issue Withheld Building Permits," and request a hardship hearing with the Board of Appeals. The Town Planner added that he would update the Board on this situation as soon as information became available.

DISCUSSION: Barrel Lane Endorsement

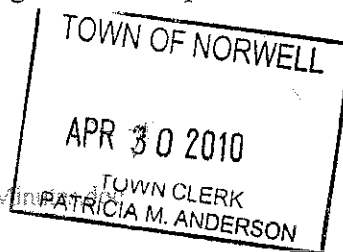
The Town Planner noted that the engineering review of the Barrel Lane mylars was delayed due to the concurrent review of the Wildcat OSRD project. He asked the Board to extend the endorsement deadline past April 10th. Upon a motion made by Member Cafferty, the endorsement deadline for the Barrel Lane subdivision was extended through April 30, 2010. A vote of 4-1 affirmed the motion.

DISCUSSION: Forest Ridge Subdivision Update

The Town Planner provided the Board with an update on the Forest Ridge subdivision. He said he was in receipt of a check for \$500 from developer Arthur Rowe to guarantee the pedestrian sign. Upon a motion made by Member Turner, the Board voted to sign the release consent for the restated easements. A vote of 5-0 affirmed the motion.

DISCUSSION: Board Member Committee Representation Report

Member Turner and Town Planner Thomas provided the Board with an update on the Pathway Committee. Member Joseph explained that she was asked to sign two Pathway Committee bills. The Board had no issue with the bill from the copy company, but was disinclined to authorize the \$1,600 bill from Wickcraft for boardwalks. Member Etzel said that she would take both bills to the next Community Preservation Committee meeting where she hoped David Osborne, both of the Pathway Committee and the Conservation Commission, could explain them. Member Joseph suggested the Pathway Committee meet with the Planning Board on April 28th to review its planned Town Meeting presentation.



Member Etzel provided the Board with an update on the Community Preservation Committee. She told the Board that the Housing Authority recently gave the Advisory Board a successful presentation on the proposed group home on Prospect Street.

ADJOURNMENT:

At 11:20 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 April 14, 2010.


Sally I. Turner, Clerk

