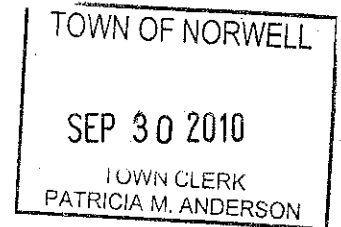


**Norwell Planning Board Meeting Minutes  
September 8, 2010**



The meeting was called to order at approximately 7 p.m. Present were Board Members Kevin Cafferty, Kevin Jones, Karen A. Joseph, Sally I. Turner, Margaret Etzel and Town Planner Christopher DiIorio. The meeting was held in the Planning Office.

**DISCUSSION: Draft Agenda**

Member Joseph moved to accept the agenda as presented. The motion was affirmed by a vote of 4-0. Member Jones not present.

**DISCUSSION: August 4, 2010 Minutes**

Member Cafferty moved to accept the August 18, 2010 meeting minutes as presented. The motion was affirmed by a vote of 3-1. Member Jones not present. Member Etzel abstained

**DISCUSSION: Cowings Cove**

The applicant forwarded an email to the Planning Board from the Maxwell Trust attorney requesting a change to condition 43 of the certificate of vote to allow conveyance of Parcel B to 501(c)(3) non-profit entities. It is unclear why the applicant is requesting this modification when the Maxwell Trust could accept the parcel with the condition 43 as written. The Board wants clarification regarding 501(c)(3) entities and why the Maxwell Trust is requesting the modification.

**DISCUSSION: 335R Washington Street**

The applicant's attorney, Lawrence Mayo, described the proposal to the Board. After discussions with the Historic Commission, the applicant agreed to disassemble the historic structure and relocate or sell the components. There was discussion regarding utility easements on the 335 Washington property. Attorney Mayo believes that although there are no recorded easements the right to cross the 335 Washington property would be implied since this arrangement has been in place for so long. This would not be the Planning Boards issue if challenges to this arrangement were to occur. The applicant wants to move the existing water meter onto the new structure and will be contacting the Water Department to make arrangements for this. The new building will be an improvement in terms of appearance, safety and environmental effect.

Motion to recommend approval: Member Cafferty, approved 5-0.

**DISCUSSION: 296 Pine Street Scenic Road Hearing**

The owner of 296 Pine Street removed a stone wall in order to regrade the property. The wall would be replaced with a fence and bushes. A public hearing is scheduled for 9/22.

**PUBLIC HEARING: Wildcat OSRD Definitive Subdivision**

This hearing was continued from August 4, 2010.

New letters submitted from the Fire, Highway and Water Departments were read into the record. Deborah Keller from MEG explained the changes that have been proposed since the August 4<sup>th</sup> hearing in response to town consultant, John Chessia's, comments. The most significant changes were pertaining to the increase in the size of the bridge span from 24' to 36', the submittal of two additional plans 3A and 3B showing the entire water source area, the addition of bearings and distances added, cut and fill calculations were submitted, drywell size and configuration for roadways were added, elevations for basins and watershed areas were slightly reconfigured, and swale and catch basins locations and maintenance were clarified. On the Construction plans the phasing plan now includes 7 phases and more temporary stormwater basins and staging areas. A note has been put on plans that boulders will be located every 8 feet to delineate private property from open space.

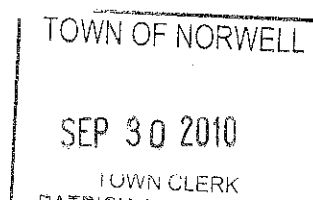
**Drainage Issues:** Questions remain regarding the stormwater recharge on lots and the sedimentation in temporary basins.

**Wetland crossing:** Questions remain about the bridge and whether a bridge of this size would need state approval from MassDOT prior to construction? Would the bridge need to be constructed to MassDOT standards if it was to be accepted by the town? Does the bridge need to be accepted by the town if the roadway is accepted? Staff will contact the Highway Department for clarification. The applicant is currently speaking with manufacturers about creating a prefab bridge to MassDOT standards which will be certified by a structural engineer. The current proposal for the bridge is a 36' long span and a 40' width. The bridge must be designed so that the potential for town acceptance exists.

**Phasing Plan:** The Board has issues regarding the phasing plan as submitted because it does not take into account regulations on paving, seasons and time for disturbed land to stabilize and secure. The timing of mitigation, the wastewater treatment plant and release of lots must be clarified. Traditionally, the Board wants all infrastructure in place before the release of lots. This phasing plan calls for the release of lots before all infrastructure is in place and the Board requests clarification from town counsel if this is legal under the subdivision control law.

The applicant stated that the utilities would be in and binder down in areas where lot release is requested, however the wastewater treatment plant would not be complete and operational until after phase 4 and no CO's would be requested until that is complete. In addition, the applicant would not request any CO's until the watermain connection mitigation was complete. A performance bond would be posted for the project infrastructure and for the watermain connection to ensure these components would be completed.

The phasing is not typical because of the wastewater treatment plant not being operational until after phase 4, prohibits any CO's from being issued. For the town planner to sign off on each phase as it is completed the phasing needs to be clarified



further and what lots would be proposed for release and at what point in the construction process. The pathway system needs to be included in the phasing plan.

The applicant agreed to provide a revised phasing plan, a letter outlining the timeframe for lot releases in relation to the infrastructure completion and information on the bridge.

Applicant requested a continuance to 9/22/10.

Motion to continue to 9/22/10 at 7:30: Member Joseph, approved 5-0.

**DISCUSSION: Hiring update for administrative assistant**

The town received 18 resumes for the position and interviews were arranged with six of the applicants. Jeanne Cianciola was selected and accepted the position. Her start date is September 20, 2010.

**DISCUSSION: Board member Committee Representation Report**

Representation for the Affordable Housing Partnership was selected:

Member Turner: September meetings

Member Jones: October meetings

Member Joseph: November meetings

Member Cafferty: December meetings

**ADJOURNMENT:**

At 10:15 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 September 22, 2010.

  
Sally I. Turner, Clerk

