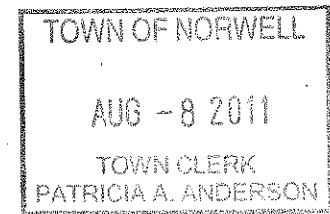


PLANNING BOARD  
**TOWN OF NORWELL**

Post Office Box 295  
Norwell, Massachusetts 02061  
(781) 659-8021



**Norwell Planning Board Meeting Minutes  
April 27, 2011**

The meeting was called to order at approximately 7 p.m. Present were Board Members Sally I. Turner, Margaret Etzel, Kevin Cafferty, Kevin Jones and Ian Davis. The meeting was held in the Planning Office.

**Discussion: Agenda**

Member Cafferty made a motion to accept the agenda. The motion was affirmed by a vote of 5-0.

**Discussion: April 13, 2011 Minutes**

Changes were requested, Board did not vote.

**Discussion: Bills**

WB Mason: Invoice 531015-000: date 4/7/11: \$9.03

Member Cafferty made a motion to pay the bill. The motion was affirmed by a vote of 4-0, with member Jones abstaining.

**Public Hearing: Lincoln Street Scenic Road**

The applicant did not make a written request to continue the hearing and was not present at the hearing. Without a written request a constructive approval could occur as the allowed number of days for a Board decision would pass before the next Board meeting.

The applicant's proposal depicted a new driveway for the recently approved lot 2A. The existing driveway for the existing house on adjacent lot 1 currently crosses lot 2A, which is only allowed because there is a single owner of both lots. When lot 2A is sold the existing driveway will have to be moved and the Board wants this new driveway to be shown on the plans, confirmation that the owner of the existing house approves of the plan, and details about how the existing driveway would be deconstructed.

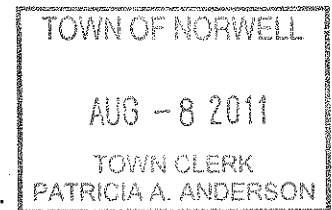
Member Jones made a motion to deny the application. The motion was affirmed by a vote of 5-0.

**Public Hearing: Harvest Place Subdivision**

Paul Mirabito, representative for the applicant, explained their proposal and submitted a response to town consultant, John Chessia's, comments on the proposal.

John Chessia discussed the issues from his review:

- Conservation Commission Filing has not taken place (work is proposed in buffer zone areas).
- Construction Plan has not been provided.
- Waivers list should be incorporated into the plan set. Applicant needs to request additional waivers for project as proposed regarding streets cross sections 7A.2, curb radius 7A.9, tangents between reverse curbs 7A.11, distance between catch basins more than 200 feet apart 7C, the waiver request for 7H should be separated into section 7H's 8 different components.
- The Planning Board has been requiring all drainage basins to be on separate lots under the ownership of the homeowners trust under 7.C.6.2 and 7F.4. This proposal does not create separate parcels for trust ownership of the basins. The roadway should be identified as an individual parcel as well.
- A detailed O&M needs to be provided.
- There are no earthwork calculations.
- No certification that the plan complies with zoning/rules and regs.
- Significant Trees should be identified.
- Cross sections of the road have variations that should be addressed.
- Off-site drainage should be addressed as with this subdivision there will be three subdivisions draining into the same location. There may be too much water from the combined developments.
- Intersection with Circuit Street is at the steeper section of the roadway.
- The proposal has a rain garden acting as a drainage basin.
- Maintenance responsibilities are unclear.
- O&M should be a standalone document.
- Retaining walls are not consistent with the regulations for storm basins and not encouraged anywhere due to maintenance requirements.
- Basin walls should be constructed at a 4 to 1 ratio and not incorporate retaining walls. The 12% crown is excessive.
- Street trees should be located 10 feet from roadway.



The Board expressed concern regarding the height of the retaining wall being 10+ feet and also do not believe that retaining walls are allowed under the rules and regulations for stormwater basin design. The basin shall be on a separate parcel as has been consistently required by the Board. There was also concern about directing water onto abutting properties. An application should be made to Con Com to address any wetland issues.

The amount of earthwork is substantial and much fill would be needed on the site. The Board would like to reduce the amount of fill as much as possible and preserve existing trees on the site.

A construction set of plans needs to be submitted prior to close of the public hearing.

Abutter, Donald Cugasca, appeared before the Board to discuss the existing drainage issues on Barrel Lane. During rain storms large amounts of water flow down Barrel Lane and any

additional water directed toward Barrel Lane could affect his septic system and create flooding conditions on his property.

The Board wants to know from the applicant how additional storm water directed to Barrel Lane would affect adjacent septic systems and property.

The Board requested a speed study for the section of Circuit Street where the intersection would be.

The Board requested additional information on soils on the property.

Member Jones made a motion to continue the hearing until June 8 with materials required by May 18<sup>th</sup> for review. The motion was affirmed by a vote of 5-0.

**Public Hearing: Harvest Place Scenic Road**

The applicant requested a continuance of the hearing until June 8. Member Jones made a motion to approve the continuance. The motion was affirmed by a vote of 5-0.

**Discussion: 711 Main Street (Hingham Lumber)**

Member Turner recused herself.

Member Jones made a motion to approve the Hingham Lumber Report. The motion was affirmed by a vote of 4-0.

Member Jones made a motion to request that the Board of Appeals require the revised plans be submitted to the Planning Board for a follow up site plan review and final recommendation to the Board of Appeals. The motion was affirmed by a vote of 4-0.

**Discussion: Board Member Committee Representation Report**

Community Pathways: Staff will request a new Con Com representative on the committee as Chris Mickle is leaving Con Com at the end of June.

CPC: The Forslund Property has a tentative Purchase and Sale agreement if the town approves the purchase at town meeting and additional funds are secured from the state.

**ADJOURNMENT:**

At 10:00 p.m., Member Cafferty 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 the majority vote by the Planning Board on May 18, 2011.

  
Sally Turner, Clerk

