

PLANNING BOARD  
**TOWN OF NORWELL**

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**Norwell Planning Board Meeting Minutes  
December 21, 2011**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Sally I. Turner, Margaret Etzel, Kevin Cafferty and Kevin Jones. The meeting was held in the Planning Office.

**Discussion: Draft Agenda**

*Member Jones made a motion to approve the agenda. The motion was affirmed by a vote of 4-0.*

**Discussion: November 9, 2011 Minutes**

*Member Cafferty made a motion to approve the 11/9 minutes. The motion was affirmed by a vote of 3-0. Member Jones abstained.*

**November 30, 2011 Minutes**

*Member Jones made a motion to approve the 11/30 minutes. The motion was affirmed by a vote of 3-0. Member Cafferty abstained.*

**December 7, 2011 Minutes**

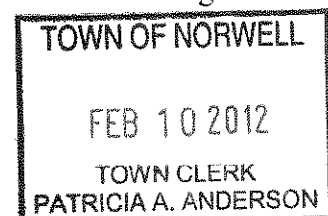
*Member Jones made a motion to approve the 12/7 minutes as amended. The motion was affirmed by a vote of 4-0.*

**Discussion: 42 Main Street ANR**

*Member Turner made a motion to deny the ANR application based on the need for a section 6 finding that the division of property would not make the a non-conforming lot more non-conforming. The motion was affirmed by a vote of 4-0.*

**Discussion: 141 Longwater Drive – Medical Office Site Plan Review**

The applicant and owner, Foxrock Properties, ltd. presented the proposal to the Board. This project includes a new 80,000 square foot building for occupancy by South Shore Medical Center (SSMC), the existing Aramark warehouse facility will be renovated and a concept “medical mall” may be the proposed use. The remaining section of building currently used as office space will remain in use.



The applicant will propose mitigation for the additional traffic that will result if the proposal is built. Initial ideas for mitigation include improvements to the Longwater Drive/High Street intersection, but a full report with mitigation options will be submitted to the Board. An independent traffic sub-consultant at Vanasse Associates Inc. has been contracted to review the project for the town through the town consultant John Chessia.

The applicant is proposing more parking spaces than required under the zoning and within the Aquifer Protection District. The applicant will submit a justification for the additional parking spaces proposed, but it is generally based on existing medical facilities SSMC operates.

The applicant will be conducting a neighborhood meeting to determine what issues they may have regarding the proposal.

**Discussion: Wildcat Subdivision**

The applicant requested lot releases for lots 13, 14, 15, 16, 19 & 22. The original approval allowed only the lots before the wetland crossing to be released without completion of the wastewater treatment plant. However, the applicant has found buyers for lots 19 & 22 which are on Highfield Lane, beyond the wetland crossing. None of the homes could receive occupancy permits before completion of the treatment plant and the fire chief did not have any issues with allowing development of lots on a dead end road of this length due to the occupancy permit limitations.

Town consultant John Chessia commented on the lot release request. Though there are slight discrepancies in drain pipe slope between the approved plans and the roadway as-builts they would not negatively affect the project.

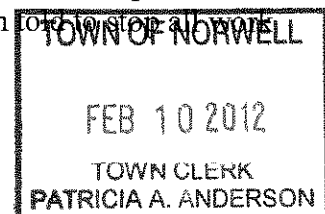
The applicant should make sure that contractors know they cannot park on the swale and that any damage would be required to be addressed.

National Grid approved a plan and the applicant installed the electric pad as approved. National Grid then reversed their decision and is now requiring the pad be moved either across the street onto private lots, which would require the roadway be ripped up, or move to the far side of the swale into the disturbed open space. This would require a more substantial pedestrian bridge to be constructed in order to support any trucks that need access to the pad. The Board would accept the pad in the disturbed open space, but want the applicant to submit a plan to approve.

*Member Jones made a motion to approve the release of lots 13, 14, 15, 16, 19 & 22. The motion was affirmed by a vote of 4-0.*

**Discussion: Barrel Lane Subdivision**

There have been erosion issues at the site. The adjacent wetlands and streams/ponds on River Street have been affected by sediment. The applicant has been



and provide a plan for how to control and stabilize the site. They have provided this plan and John has submitted comments on their plan. The applicant was instructed to incorporate John's recommendations into their stabilization plan and to start on the erosion control measures they have proposed.

The applicant stated they had brought in fill to stabilize steeper slopes and achieve a 3:1 slope. Mulch and woodchips have been brought in to be spread over exposed soils. Floc Logs are on order and should be delivered next week. Stockpiles in the cul-de-sac have been removed. Some growth has occurred in the basin which is helping to stabilize the basin walls.

In addition to the erosion issues, the construction team, against the insistence of the Board, without John's inspection, and without a waiver from the Planning Board, has paved a section of the sidewalk near Circuit Street. This will need to be addressed in the surety bond or the Board may require it to be reconstructed in the spring. Lutazzi Construction agreed to reconstruct the sidewalk if it was constructed improperly and if they are instructed to do so by the Board.

**ADJOURNMENT:**

*At 10:00 p.m., Member Cafferty 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 the majority vote by the Planning Board on January 25, 2012.

  
Sally Turner, Clerk

