

PLANNING BOARD
TOWN OF NORWELL

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**Norwell Planning Board Meeting Minutes
July 13, 2011**

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

Discussion: Draft Agenda

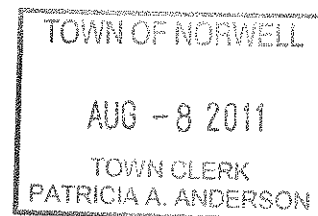
Member Jones made a motion to accept the agenda. The motion was affirmed by a vote of 4-0.

Discussion: June 22, 2011 minutes

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

Discussion: Bills/Purchases

Chessia/Harvest Place/\$235.00
Chessia/Wildcat/\$1,330.00
National Grid/Pathways/\$500.00



Member Jones made a motion to approve the two John Chessia bills. The motion was affirmed by a vote of 4-0.

The National Grid bill for legal and engineering review on the N/F A.W. Perry owned property was not approved at this meeting.

Discussion: Selectman's request for meeting

The Planning Board will attend the July 27th Selectman's meeting at 7:30.

Discussion: Norwell Town Center Working Group Meeting

The second meeting of the working group focused on uses. Mixed use development was widely agreed upon as positive for the town center. This type of development generates pedestrian traffic without the vehicular traffic and eliminates the deserted impression created after the businesses close. The limited availability of affordable housing was discussed as a use that could be addressed in the rezoning as either an allowed use or as a requirement under certain conditions. It was thought to be potentially excessive to list all

potential commercial and business uses allowed and that more general use descriptions would be sufficient. No determination of allowed commercial use should consider the floor on which the use would be located. No specific commercial uses were specifically called out to be prohibited; however, chain stores were thought to not be in character with the town center. Limitations on the size of stores allowed by right and by special permit may be a good method for discouraging these stores. Other discussions were related to tattoo parlors, sidewalks for businesses, and state funding for group septic systems.

Discussion: Wildcat OSRD

Rich Beal, Deb Keller, Jack Spur and Paul Gallagher appeared before the Board to discuss several issues and request changes to the subdivision approval. The Board was agreeable to the applicant's requests.

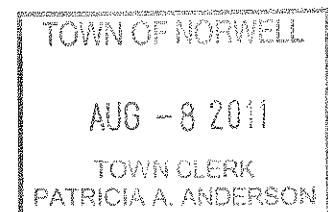
Stockpile Area: The applicant submitted plan SK-03 which depicted the opening of the soil stockpile area, which was originally intended to be open during phase III. It was explained to the Board that there was an oversight on the plans. A note exists on the plans which indicate that in the event phase IV is constructed before phase III temporary basin 9 (phase III) would be constructed with phase IV. The note should have indicated that the soil stockpile area would also be constructed with phase IV. If the stockpile area was not allowed during phase IV construction the earth material would have to be trucked to the location in phase I which would create a significantly larger disturbance on site and to the surrounding neighbors. A 2' high berm would be constructed at the request of J. Chessia to control stormwater runoff into the temporary basin 9.

Tree Cutting Phase III: The applicant requested to cut the trees located within phase III as it is more logistically efficient to do the work while the tree cutter is already set up and working in the area. J. Chessia did not have any issues with this if only the trees were cleared (no stumping or grubbing) and the limit of work and erosion controls were put in place.

Stormwater Treatment System: The applicant is proposing to replace the approved Stormceptor 900 stormwater treatment unit with the First Defense (6 foot) unit. SLT has requested this change as DEP recently approved the company's product and the unit is more affordable. The First Defense unit provides a comparable function. J. Chessia did not identify any substantial differences in the functionality of the product.

Wingwall: The applicant submitted plan SK-04 depicting the use of on-site stone instead of concrete for the wingwalls on the outlet control structures. The plan includes the use of a filter fabric beneath the stone to eliminate erosion concerns. This will be more aesthetically pleasing for the neighborhood and will work as well as concrete.

Bridge: MASSDOT has approved the bridge proposal. Construction of the bridge sections is expected to take six weeks.



Rich Beal is going to contact Attorney Jeff Angley for an update on the conservation restriction, which has still not been approved by the state. Columbia Gas will be finalizing plans for the gas main shortly and may want to run the line along the opposite side of the roadway from the water main. The applicant will contact Staff when the final plans are complete.

Discussion: 181 River Street

Member Turner made a motion to accept the ANR application. The motion was affirmed by a vote of 4-0.

Discussion: 589 Main Street

Member Jones made a motion to accept the ANR application. The motion was affirmed by a vote of 4-0.


Discussion: Board Representation

Pathways Committee: The Conservation Commission has not voted on the pathway project. The Commission has requested additional information from the committee including information regarding spacing of boards, an O&M report and whether 8 feet is the minimum width the path could be. Horsley Witten will be responding to the requests at the upcoming meeting on 7/19.

ADJOURNMENT:

At 9:30 p.m., Member Jones 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 July 27, 2011.


Sally Turner, Clerk

