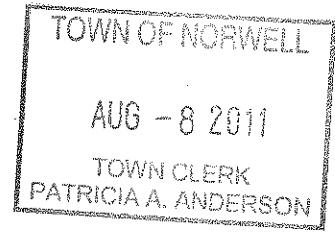


PLANNING BOARD  
**TOWN OF NORWELL**

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



**Norwell Planning Board Meeting Minutes  
June 22, 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: Draft Agenda**

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

**Discussion: June 8, 2011 minutes**

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

**Discussion: Bills/Purchases**

Horsley Witten Change Order for new work required by ConCom \$3,850  
Horsley Witten 4/4/11: \$10,225.35  
Horsley Witten 5/2/11: \$1,117.07  
Horsley Witten 5/30/11: \$6,549.78

Member Turner made a motion to approve the Horsley Witten bills and change order. The motion was affirmed by a vote of 4-0. (Member Cafferty was absent)

Chessia Consulting: Harvest Place: \$292.50

Member Jones made a motion to approve. The motion was affirmed by a vote of 4-0. (Member Cafferty was absent)

Chessia Consulting: Laurelwood: \$235.00

Member Jones made a motion to approve. The motion was affirmed by a vote of 4-0. (Member Cafferty was absent)

Chris Dilorio: 79 Miles: \$39.50

Member Jones made a motion to approve. The motion was affirmed by a vote of 4-0. (Member Cafferty was absent)

Member Turner made a motion to approve up to \$1,000 for scanning past subdivision plans. The motion was affirmed by a vote of 4-0. (Member Cafferty was absent)

Member Turner made a motion to approve up to \$900 for a Planning Office projector. The motion was affirmed by a vote of 4-1. (Member Jones voted against)

Member Cafferty made a motion to approve up to \$300 for projector installation. The motion was affirmed by a vote of 4-1. (Member Jones voted against)

**Discussion: ANR – 676 River Street**

Member Jones moved to accept the staff recommendations for findings B through X. A vote of 5-0 affirmed the motion.

Member Jones moved to find that the plan was consistent with the regulations and approve the ANR plan. A vote of 5-0 affirmed the motion.

Staff will inform the building inspector of the non-conforming tennis court in the rear yard though that was not a result of this ANR.

**Discussion: ANR – 589 Main Street**

Mark Casey appeared before the Board to discuss the application. The Board was not satisfied with the plan based on the omission of a frontage dimension and a width dimension at the setback, an incomplete indication of abutters, lack of zoning information and setback requirements, and some other minor errors.

Member Jones moved that findings B, C, D, E, F, G, H, K, N, P, Q, R, S, T, U, V, W & X were satisfied. A vote of 5-0 affirmed the motion.

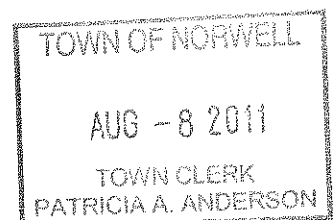
Member Jones moved that findings I, J, L, M & O were not satisfied. A vote of 5-0 affirmed the motion.

Member Jones moved that under finding A the plan was not substantially consistent with the regulations and denied the ANR plan. A vote of 5-0 affirmed the motion.

Member Jones moved to waive the \$300 fee for a second ANR submission with the stipulation that the plan be submitted by July 30<sup>th</sup>. A vote of 3-2 affirmed the motion.

**Discussion: 707 Wildcat Lane**

Owners, Frances and Barry Maguire, appeared before the Board to discuss a recently constructed a stone wall. The wall is unusual as it almost touches pavement in some areas. The Maguire's stated that they had only reconstructed the wall in the area where a wall had been previously located and that pavement expansion over the years with subsequent paving improvements have encroached on the wall. Without any proper survey or road layout conducted in the past by the town there is no documentation to show that this assertion is incorrect.



The owners were made aware that Wildcat watermain mitigation construction would be occurring along this side of the street and may affect their wall. The owners have been contacted by the Wildcat construction team and the only conflict is in the location of a hydrant where the wall is currently located. The Wildcat team agreed to reconstruct the wall around the hydrant.

The Maguires agreed to submit a survey they had done of the property in the mid-70's.

**Discussion: Wildcat Phasing Plan and Phase IV construction**

The applicant is proposing a revision to the phasing plan and is requesting to have phases I, II and IV of road construction occurring simultaneously instead of phase IV happening after I & II. This would be economically more efficient for the applicant and the project would progress more quickly as work could begin on the SAS and WWTP immediately instead of next year. Town consultant, John Chessia, has expressed concerns regarding combined erosion effects.

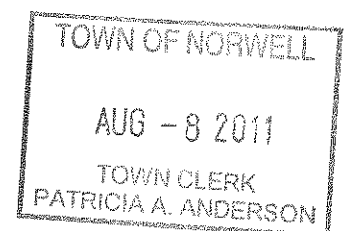
The applicant submitted a Construction Phasing Schedule memo and Timeline Bar Graph dated 6/22/11 and a document detailing the slope stabilization construction sequence. The applicant is claiming that there will be three teams working simultaneously, one on each phase I, II & IV. This should give them enough time to construct the three phases prior to the fall wet season. In addition, phase IV has a different slope from phases I and II and any potential erosion would not be combined and magnified in one single area. Temporary basins for phase IV would be constructed as indicated in the plans and should address any erosion issues. Loaming and seeding for the phase IV road shoulder would occur pre-binder as an added erosion control effort. The roadway for phase IV should be graded and seeded by September and SAS construction would occur in November. As an added precaution 16 rolls (13,000s.f.) of New England Wetland SC2 erosion control blanket will be stored onsite and will be installed if the slope areas cannot be stabilized prior to the fall wet season. This blanket is placed over seeding to eliminate erosion while plant roots develop. This will be in addition to all other erosion controls.

John Chessia's concerns regarding erosion were minimized with the proposal as presented by the applicant. He stated that they should start work immediately in order to reduce potential effects in the upcoming wet months. John will review all erosion controls in place and the limit of work for phase IV as he has been for phases I and II prior to any construction.

Trails will be completed as previously required during the associated phase. Bridge construction should begin at the end of July and last 6 to 7 weeks.

Member Cafferty made a motion to approve the phasing modifications in the 6/22/11 submission. The motion was affirmed by a vote of 5-0.

**Discussion: Board Member Committee Assignments**



Member Jones made a motion for Member Davis to be the Planning Board's representative on the Affordable Housing Partnership. The motion was affirmed by a vote of 5-0.

Capital Budget - Member Jones  
Affordable Housing Trust – Member Etzel  
Community Preservation Committee - Member Etzel  
Pathways Committee - Member Turner  
Pathways Committee - Member Cafferty  
Open Space Committee – Vacant  
Economic Development Committee - Vacant

**ADJOURNMENT:**

At 9:50 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 the majority vote by the Planning Board on July 13, 2011.

  
Sally Turner, Clerk

