

PLANNING BOARD
TOWN OF NORWELL

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**Norwell Planning Board Meeting Minutes
November 30, 2011**

The meeting was called to order at approximately 7 p.m. Present were Board Members Margaret Etzel, Kevin Jones and Ian Davis. Sally Turner was late and arrived at 8 p.m. Kevin Cafferty was absent. Ian Davis left at 7:30 p.m. The meeting was held in the Planning Office.

Agenda

Member Jones made a motion to approve the agenda. The motion was affirmed by a vote of 3-0 with Member Cafferty and Member Turner absent.

ANR 120 Forest Street

Member Jones moved that findings J and K were not satisfied. The motion was affirmed by a vote of 3-0 with Member Cafferty and Member Turner absent.

Member Jones moved to find that the plan was not consistent with the regulations and to deny the ANR plan. The motion was affirmed by a vote of 3-0 with Member Cafferty and Member Turner absent.

Member Jones moved to waive the fee on the follow up submission. The motion was affirmed by a vote of 3-0 with Member Cafferty and Member Turner absent.

Public Hearing: Harvest Place Subdivision

The Board requested a revised list of waivers from the applicant.

The applicant requested a continuance to January 11, 2012.

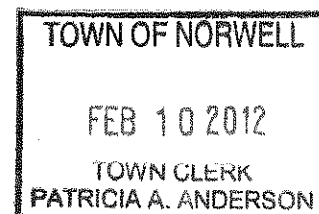
Member Jones moved to continue the public hearing to January 11, 2012 at 8:30pm. The motion was affirmed by a vote of 3-0 with Member Cafferty and Member Davis absent.

Public Hearing: Harvest Place Scenic Road

The applicant requested a continuance to January 11, 2012.

Member Jones moved to continue the public hearing to January 11, 2012 at 9:25pm. The motion was affirmed by a vote of 3-0 with Member Cafferty and Member Davis absent.

Member Ian Davis Resignation



Member Jones moved to accept the resignation of Member Ian Davis. The motion was affirmed by a vote of 3-0 with Member Cafferty and Member Davis absent.

ANR 42 Main Street

Member Jones moved to accept the ANR application. The motion was affirmed by a vote of 3-0 with Member Cafferty absent.

Wildcat Subdivision

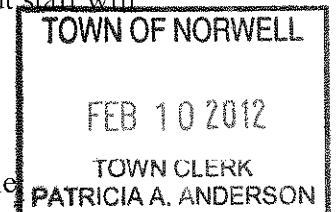
The applicant has requested the release of six lots: 13, 14, 15, 16, 19 & 22. Lots 19 and 22 were not identified as potential lot releases prior to completion of the wastewater treatment plant. The applicant stated that the storage of materials on some of the original 6 lots identified in the certificate of approval for early release made them difficult to market and that they never anticipated completing the phase II roadway before the winter.

Remaining Issues:

- Subdrains and electric need to be installed on the Phase II roadway.
- John Chessia needs to finish review and comment on the roadway as-builts.
- Conservation Restriction has not been completed. The non-statutory restriction has been submitted to the town with plans that indicate which areas would be under town restriction and the areas under state restriction.
- Releasing lots on the Phase II roadway would create a temporary dead end roadway greater than the 1000 feet allowed under zoning. No one would be allowed to inhabit the homes until the loop roadway is complete, but staff will speak with fire safety officials regarding this issue.

Barrel Lane Subdivision

The applicant, Don Shutte, is requesting an extension of the paving deadline



At the previous meeting the Board granted an extension of the paving deadline for one week past the 11/15 deadline if the following items were satisfactorily addressed:

1. Submission of the as-built for the stormwater basin by Tuesday 11/15/11.

As-builts have been submitted and John Chessia has reviewed. The as-built is acceptable, however there is only limited vegetation growing. Hay has been spread over the area to reduce erosion.

2. Submission of a plan detailing the means and methods how the operating basin will be allowed to grow grass in the spring. The plan must be received by Tuesday 11/15/11.

A plan has been submitted and is satisfactory to John Chessia. Among other measures, the applicant will divert water to the temporary basin during small storms so grass can grow in the basin in the spring.

3. The removal/relocation of the utility pole that is currently located in the roadway prior to paving.

The applicant submitted a letter dated 11/30/2011 from National Grid regarding the relocation of the telephone pole. The letter indicates that the applicant paid for relocation of the pole

4. Submission of a detailed subdrain plan by Tuesday 11/15/11 that satisfactorily addresses John Chessia's concerns about water flowing across the roadway. The subdrain must be installed and approved prior to paving.

Subdrain plan was submitted, John Chessia was satisfied with the proposal, and the drain was installed.

5. All other required construction work for the roadway shall be completed.

Gravel was placed over wet ground that may settle over time. An area in the cul-de-sac was slumping due to water infiltration. The area was dug out and new material placed. It is unknown how this material will perform over time. Compaction tests were done without John Chessia present.

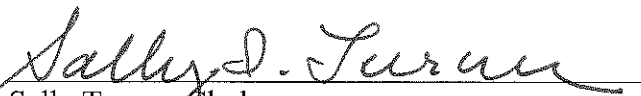
Though settlement may occur, the Board found that it would be better to pave than to leave the roadway exposed over the winter with regards to erosion issues. Settlement generally would occur soon if it is going to happen and the construction team would still be on site and the applicant would still be responsible for its reconstruction. The applicant was instructed to make sure the roadway is dry before paving and to not pave around the pole so that proper compaction could occur after the pole was removed.

Member Jones moved to extend the paving deadline to Monday 12/5/2011. The motion was affirmed by a vote of 3-0 with Member Cafferty absent.

ADJOURNMENT:

At 10:00 p.m., Member Jones moved that the Board adjourn. The motion was approved by a vote of 3-0.

I certify that the above minutes were reviewed and approved by the majority vote by the Planning Board on December 21, 2011.


Sally Turner, Clerk

