

PLANNING BOARD  
**TOWN OF NORWELL**

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**Norwell Planning Board Meeting Minutes  
November 9, 2011**

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

**Agenda**

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

**Minutes**

October 12, 2011 Minutes

*Member Davis made a motion to approve the October 12, 2011 minutes. The motion was affirmed by a vote of 3-0 with Member Cafferty absent.*

October 26, 2011 Minutes

*Member Davis made a motion to approve the October 26, 2011 minutes. The motion was affirmed by a vote of 3-0 with Member Cafferty absent.*

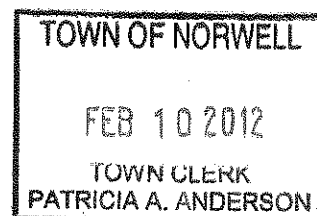
**Bills**

John Chessia review fees: Barrel Lane: \$553.50  
John Chessia review fees: Wildcat: \$3,330.00  
John Chessia review fees: Harvest Place: \$380.00  
John Chessia review fees: Donovan Farms: \$121.00  
John Chessia review fees: Walnut Tree Hill: \$119.00

*Member Cafferty made a motion to pay the Horsley Witten bills. The motion was affirmed by a vote of 4-0.*

Horsley Witten/Pathways/invoice date 10/3/11: \$3,264.66  
Horsley Witten/Pathways/invoice date 10/3/11: \$7,072.00

*Member Cafferty made a motion to pay the Horsley Witten bills. The motion was affirmed by a vote of 4-0.*



### **251 Mount Blue Street ANR**

*Member Davis moved to accept the staff recommendations for findings B through X. The motion was affirmed by a vote of 4-0.*

*Member Turner moved to find that the plan was consistent with the regulations and approve the ANR plan. The motion was affirmed by a vote of 4-0.*

### **Laurelwood Surety Release**

The Planning Board received a request from Attorney Thomas J. Recupero, requesting release of the remaining surety minus the approximately \$31,000 being held for the non-inspected roadway. These funds are requested to be released directly to the town to pay back taxes on the septic lot. The interest on the surety since the Board voted to hold the \$31,000 in June 2010 is \$147.21. The Board will hold \$31,147.21 in the account and release the remaining funds that total \$8,645.18.

*Member Turner moved to release \$8,645.18 to the town for payment of back taxes in accordance with the 11/2/2011 email from Attorney Thomas J. Recupero. The motion was affirmed by a vote of 4-0.*

A second request was made that \$4000 be released from the funds being held for the roadway. These funds would be released to the Laurelwood Utility Trust for a commitment to construct a playground that they had made to the neighborhood.

*Member Turner moved to deny the \$4000 release request. The motion was affirmed by a vote of 4-0.*

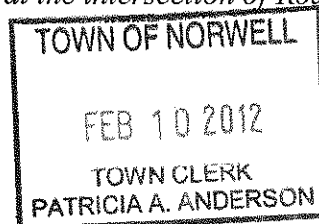
### **Wildcat Subdivision**

#### Paving Extension

Rich Beal requested a week's extension from the November 15 paving deadline in order to pave this section, which would reduce erosion on the phase II roadway and allow work to continue on the waste water treatment plant. The work on the parcel D basin that controls the stormwater from phase II is 90% complete. The basin has been planted, but grass is not growing, and electric and subdrains need to be installed.

*Member Cafferty made a motion to extend the paving deadline to November 22 with John Chessia's approval of the following submission requirements and with weather permitting:*

- 1. Approval of the as-built for the Parcel D basin submitted on 11/09/11.*
- 2. Submission of an alternate drainage plan to direct the stormwater runoff from the Phase III roadway to the temporary basin at the intersection of Road B and Road A.*



3. *Submission of a plan detailing the means and methods of replanting the Parcel D basin if necessary in the spring.*

*The motion was approved 4-0.*

#### Electrical Box

A plan was approved by the utility that showed the electrical box installed in the open space. The box can't be located more than a certain distance from the roadway and therefore, they had to install the box on the road side of the swale in the right-of-way adjacent to the phase I roadway. The utility now has issues with the box being located in the right of way. Rich Beal is meeting with the utility company to discuss the issue. The Board would not allow the electrical boxes to be placed in open space.

#### **Barrel Lane Subdivision**

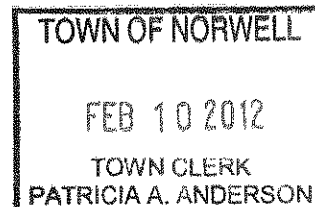
#### Paving Extension

Don Shute requested an extension from the November 15 paving deadline in order to install the binder coat of paving on the whole roadway. Paving this section would reduce erosion on the roadway over the winter. Substantial work remains to be completed, including subdrain work that the Board will require due to ground water issues, an unfinished basin without an as-built, and a pole in the area to be paved that has yet to be removed.

*Member Cafferty made a motion to extend the paving deadline to November 22 with John Chessia's approval of the following submission requirements and with weather permitting:*

1. *Submission of the as-built for the stormwater basin by Tuesday 11/15/11.*
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.*
3. *The removal/relocation of the utility pole that is currently located in the roadway prior to paving.*
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.*
5. *All other required construction work for the roadway shall be completed.*

*The motion was approved 4-0.*



**2012 Schedule**

*Member Cafferty made a motion to approve the draft schedule. The motion was approved 4-0.*

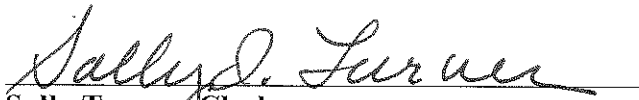
**ANR: 120 Forest Street**

*Member Davis made a motion to accept the ANR submission for 120 Forest Street. The motion was approved 4-0.*

**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 November 30, 2011.

  
Sally Turner, Clerk

