

PLANNING BOARD
TOWN OF NORWELL

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**Norwell Planning Board Meeting Minutes
October 26, 2011**

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

Agenda

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

Bills

Chessia Consulting/Wildcat/\$20.00

Member Cafferty made a motion to approve the bill. The motion was affirmed by a vote of 5-0.

ANR: 251 Mount Blue Street

Member Jones made a motion to accept the ANR plan. The motion was affirmed by a vote of 5-0.

~~The applicant has obtained a ZBA decision under MGL 40A §6 that the property would not be made more non-conforming by the proposed division of land. The ZBA decision was filed with the Town Clerk on 10/20, which starts the 20 day appeal period. The Planning Board's next meeting on November 9, 2011 would coincide with the end of the appeal period and the Board will make a decision at that time.~~

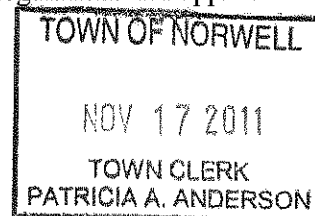
Surveyor, Ralph Cole, will be contacted by Staff to revise a typo on the plan.

ANR: 42 Main Street

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

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

Public Hearing: Harvest Place Subdivision



The waiver for intersection grade under 7A.15 was discussed. The Rules and Regulations state that the maximum gradient of an intersecting street cannot exceed 5%. Circuit Street exceeds 5% in this area and the applicant has submitted a speed study, a profile of the intersection and a sight distance triangle that has been reviewed by John Chessia.

Calculation of sight distance profile was based on the most up to date AASHTO standards and this profile just meets those requirements (the Board should update the Rules and Regulations to be consistent with AASHTO standards). The sight distance triangle has a few trees that would require removal through a scenic road hearing. The speeds that were calculated by the applicant are consistent with what John Chessia would expect in the area. Overall, John believes it would provide an acceptable level of safety, but recommends signage to warn oncoming vehicles.

Wetlands have not been delineated by Con Com and it is unclear how the roadway location would be affected by their decision. Because of this uncertainty, the board took a straw vote on the waiver and approved the proposal 4-0-1, as long as the road stays in its present location and signage is installed.

The applicant submitted a new set of plans dated 10/26/2011. John Chessia will review and comment on this set. The Board will discuss the 10/26/2011 plans and review comments and the next Harvest Place meeting.

The applicant requested a continuance of the public hearing to the 11/30/2011 Planning Board meeting and to extend the deadline for decision to 3/2/12.

Member Jones made a motion to accept the continuance request for the subdivision proposal public hearing to 11/30/2011 at 8:00 p.m. The motion was affirmed by a vote of 5-0.

Member Jones made a motion to accept the deadline for decision extension request for the subdivision proposal to 3/2/2012. The motion was affirmed by a vote of 5-0.

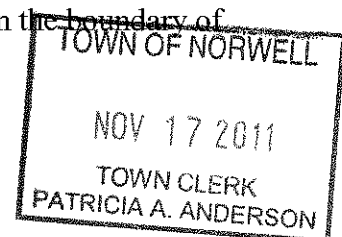
Public Hearing: Harvest Place Scenic Road

The applicant requested a continuance of the public hearing to the 11/30/2011 Planning Board meeting.

Member Jones made a motion to accept the continuance request for the scenic road public hearing to 11/30/2011 at 9:00 p.m. The motion was affirmed by a vote of 5-0.

Wildcat Basin As-Builts

As-builts for basins B and G have been submitted. These basins address the stormwater from the phase I and IV roadways. Though basin F is located within the boundary of



phase IV it does not control any of the stormwater from the phase IV roadway and should not have a bearing on the paving of that road.

Basin B: As built AB-01 dated 9/26/2011

Minor deviations approved in the field included the raising of the invert of the outlet pipe by approximately one foot to address surrounding topography and slight deviations in the volume of the basin.

Basin G: As built AB-02 dated 9/26/2011

The applicant's engineer is requesting that the top of the berm be raised approximately four inches to elevation 73.0 after the Spring season due to settling. The outlet weir elevation is recommended to be raised by approximately four inches to elevation 69.75.

Member Jones made a motion to approve the modifications to basin G as shown on plan SK-07 dated 10/28/2011. The motion was affirmed by a vote of 5-0.

Laurelwood Surety Release

Attorney Recuperero has not submitted a request to release surety funds as of this time. Member Etzel will contact Attorney Galvin to discuss the procedure for releasing funds and the options the Board has available.

Budget

Staff will make a note of the approximately \$900 encumbrance on the budget spreadsheet since under accounting guidelines that expense would not be included on the 2011 expense calculation. Member Cafferty made a motion to approve the budget. The motion was affirmed by a vote of 5-0.

ADJOURNMENT:

At 10:00 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 November 9, 2011.


Sally Turner, Clerk

