

PLANNING BOARD
TOWN OF NORWELL

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**Norwell Planning Board Meeting Minutes
September 28, 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.

Draft Agenda

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

September 14, 2011 Minutes

No vote was taken on the minutes.

Bills/Purchases

WB Mason/ \$24.96
Horsley Witten/\$1,755.08

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

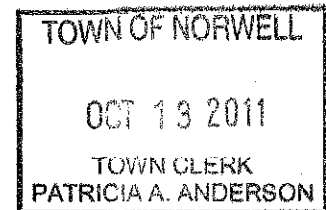
Public Hearing: Circuit Street Scenic Road Hearing (block 57 / lot 12)

The applicant, Richard McGowan, appeared before the Board and explained that the driveway would need to be located where it is proposed due to septic concerns. The existing driveway that serves as a second access for the adjacent lot would be removed. The tree at the corner of the proposed driveway would also need to be removed.

Member Jones made a motion to approve the Scenic Road application. The motion was affirmed by a vote of 5-0.

Public Hearing: 246 Prospect Street Scenic Road Hearing

The applicant, John Hornstra, appeared before the Board and explained the proposal. Mr. Hornstra stated that the front field along Prospect Street was at one point four separate parcels that had separate openings. Those have all been closed during the reconstruction of the wall. Mr. Hornstra continued that the opening in the far northern corner of the field was camouflaged with a pile of rocks that had been placed there when the previous owner, Mr. Loring, sold gravel and stone from the site. The opening had always been there according to Mr. Hornstra. Since that opening has always been there, he is only



requesting an extension of the entrance to the farm buildings of approximately 15 feet to provide enough space to allow a separate entrance and exit. He believes this will create a safer, more visually appealing and better functioning driveway to his farm and future store. The distance between the 15 foot wide driveways would be approximately 15 feet, but no plan has been created at this point.

The Board is concerned that the work has already been completed and that the applicant should have known due to past Scenic Road applications that any work to the stone wall would need Planning Board approval. The Board is concerned about the size of the proposed driveway opening. The Scenic Road by-law sets an 18 foot wide standard for driveways with 22 foot wide stone wall openings, but the zoning by-law does not restrict the size of residential driveway openings, only commercial driveways at 24 feet. The taper of the stone wall into the property is inconsistent with the original approval. It is unclear whether the entrance at the northern end of the field is new or was previously in existence.

Public Speakers:

David DeGhetto: Vista has been improved.

Marie Molla: The removal of the stone wall and drill holes from parcel 2 affects the covenant that was paid for by the town. She doesn't remember any openings on the roadway or an opening at the northern end of the field. Property should be resurveyed. Photographs of the stone walls were submitted.

Jill Parker: This is a working farm and the Board should allow as it looks good.

Mike Mahar: This is an appealing working farm and the gains outweigh any detriments.

Fran Clairmont: Abutter directly across the street from the farm is concerned that the second opening is on a blind corner and could affect safety on the street.

Member Cafferty made a motion to continue the hearing until 2/8/12 at 7:30, or until a plan for the driveway was submitted to the Planning Board. The motion was affirmed by a vote of 5-0.

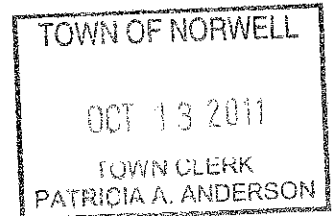
Discussion: Town Center Rezoning

The working group and the Board discussed the draft use table:

Size limitation of specific uses- Specific uses such as pharmacies, convenience stores and banks would be limited to 5000 s.f. and retail would be up to 5000 s.f. by right and 10,000 s.f. by special permit. This has been drafted to reduce the potential for national chains or big box retailers to establish out of character operations in the town center.

10,000 s.f. maximum floor size per use- If a company wanted to create a 20,000 s.f. store they would be allowed to do that under the zoning, but would be required to do that on separate floors.

The group also discussed dimensional standards for the town center and it is thought that the current requirements are too restrictive in their requirements. Staff will present a draft dimensional requirements at the next Planning Board meeting.



Public Hearing: Harvest Place Subdivision

At this meeting the Board continued with discussions on the waiver requests.

6.4.4 – Definitive Plan Contents

15. A waiver from the requirement to locate trees has been withdrawn. The applicant will show all trees over 20" diameter on the plans.

6.4.7 – Traffic Impact Analysis

A waiver has been requested from performing a Traffic Impact Analysis. An email from Police Chief Ted Ross was submitted supporting a waiver of the Traffic Impact Analysis due to the limited number of proposed lots.

Member Cafferty made a motion to waive the traffic impact analysis and require a speed and sight distance study. The motion was affirmed by a vote of 5-0.

7A.2 – Typical Street Cross-Section

A waiver from some aspects of the Typical Street Cross-Section has been requested. Specifically:

Waive the requirement for sidewalks. John Chessia will check Mass State Bid Tabs to get an estimate on the sidewalk cost. A 4-1 straw vote was taken to only require sidewalks on one side of the roadway.

Waive the requirement for vertical granite curbing. The applicant clarified that they are just requesting the vertical granite curbing not be installed on the curved "throat" area where it is required, not on the cul-de-sac island or at the intersection with Circuit Street. A 3-2 straw vote was taken to deny this waiver.

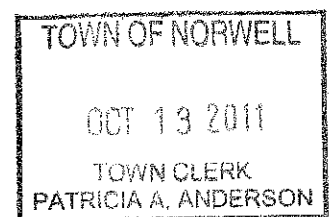
Waive the requirement to locate the drainage piping as indicated on the cross section. It was determined that this waiver is not required.

7A.4 – Street Width of Pavement

A waiver has been requested for pavement width. It is proposed that a 20' wide roadway would be constructed.

Member Cafferty made a motion to deny this waiver request and require the full 26 foot wide roadway depicted in the Rules and Regulations. The motion was affirmed by a vote of 3-2 with Member Etzel and Turner voting against.

7A.15 – Leveling Area and Maximum Gradients at Intersections



A waiver from the requirement to have the intersection grade more than 5% within 150 feet of the intersection has been requested. The applicant would install traffic hazard warning signs. No determination on this waiver request was made.

7A.20 – Curb/Berm

Waive the requirement for vertical granite curbing at the cul-de-sac radius.

Member Jones made a motion to deny this waiver request and require vertical granite curbing in all areas required by the Rules and Regulations. The motion was affirmed by a vote of 3-2 with Member Etzel and Turner voting against.

7C.3 – Minimum Design Criteria for Stormwater Basins

1. Waive the required slope on the outside of the basin from 4:1 to 3:1. It is unclear what the benefit to the town would be for granting this waiver.

Member Jones made a motion to deny this waiver request and require the 4:1 slope in the Rules and Regulations. The motion was affirmed by a vote of 5-0.

7C.4 – Minimum Design Criteria for Drainage Pipes

1. A waiver from the required 2.5 feet of cover has been requested. This waiver is for two sections of pipe.

The reinforced concrete pipe section was not approved at this meeting.

The section proposed to be constructed using ductile iron pipe.

Member Cafferty made a motion to approve the waiver and require class 52 ductile iron pipe and maintain a two foot cover over the pipe and bell. The motion was affirmed by a vote of 5-0.

7D.4 – Dead-End Watermains

A waiver to allow a dead-end water main is proposed for this subdivision. The Board wants something in writing from the Water Commissioners that the plan submitted by the applicant is acceptable. No determination on this waiver request was made.

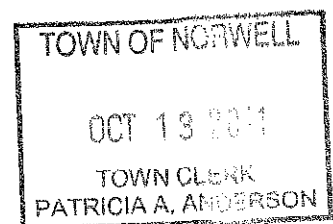
7H.1: Member Turner made a motion to deny. The motion was affirmed by a vote of 5-0.

7H.2: Member Jones made a motion to deny. The motion was affirmed by a vote of 5-0.

7H.3: Member Turner made a motion to deny. The motion was affirmed by a vote of 5-0.

Member Jones made a motion to approve the applicant's request to continue the public hearing until 10/12/2011 at 8:00 p.m. The motion was affirmed by a vote of 5-0.

Discussion: Private Road Determination Policy



Member Caffety made a motion not to pursue a private road determination policy. The motion was affirmed by a vote of 3-1-1 with Member Davis voting against and Member Jones abstaining.

Discussion: Board Member Committee Reports

The Pathway Committee would like CPC to place an Article in the Special Meeting Warrant requesting an additional \$300,000 of funding be provided to the Pathway Committee for construction of the pathway project. The Board voted 4-1 with Member Etzel voting against the amount of the request to CPC.

Discussion: 224 Main Street ANR

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

ADJOURNMENT:

At 10:30 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 October 12, 2011.


Sally Turner, Clerk

