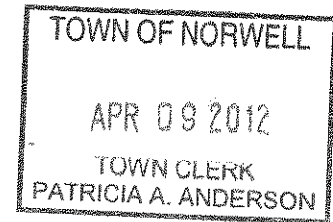


PLANNING BOARD
TOWN OF NORWELL

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



**Norwell Planning Board Meeting Minutes
January 11, 2012**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Sally I. Turner, Margaret Etzel, Kevin Cafferty and Kevin Jones. The meeting was held in the Planning Office.

Discussion: Draft Agenda

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

Discussion: Bills

Lunn Electrical Inc. \$694.32

Member Jones made a motion to approve. The motion was affirmed by a vote of 3-1. Member Cafferty voted against and would like a reimbursement from Conservation.

Schwaab, Inc. \$90.49

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

Chessia Consulting

Harvest Place	12/7/11	\$1567.50
Barrel Lane	12/7/11	\$3,920.00
141 Longwater SSMC	12/7/11	\$1,840.00
Wildcat OSRD	12/7/11	\$4,545.00

Member Jones made a motion to approve all Chessia Consulting bills. The motion was affirmed by a vote of 4-0.

Joint Meeting with Selectman to appoint a new Planning Board member

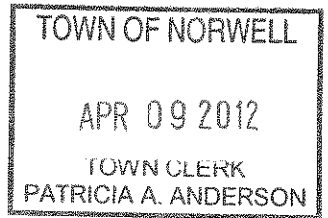
The Planning Board and the Selectman interviewed two applicants.

Member Jones made a motion to appoint Ken Cadman to the Planning Board. The motion was affirmed by a vote of 7-0.

Public Hearing: Harvest Place Definitive Subdivision

The applicant requested a continuation of the public hearing to 1/25.

Member Jones made a motion to continue the public hearing to 1/25 at 7:30 p.m. The motion was affirmed by a vote of 4-0.



Discussion: 141 Longwater Drive SSMC Site Plan Review

Remaining Issues to address:

1. Impervious Surface and Recharge in the Aquifer Protection District.

The applicant does not meet the 100% recharge requirement for new impervious surface requirements under the Aquifer Protection District. The applicant has not taken soil samples from the area beneath the existing parking lot between where the existing and proposed buildings would be located. The applicant stated recharge is consistent with DEP regulations and that the soils in areas where they had tested were not ideal for recharge. They will continue to look for ways to increase the recharge.

2. Traffic

Longwater Drive/High Street intersection

The applicant is claiming that signals would create additional traffic cues and require street widening that would affect private property, utility poles and the roadway in both Norwell and Hanover. In addition, the signals would only be useful during the limited high traffic times, the majority of the time the signals would slow vehicle movement through the intersection.

The applicant is proposing to improve the intersection by formalizing the right turn onto High Street from Longwater Drive. This would include street widening, painted lanes, extension of the island and signage. Town sub-consultant Jeff Dirk of Vanasse Associates agreed that this was the best solution for addressing the rush hour traffic while not negatively affecting vehicle movement during non-rush hour times. The proposal will add approximately 200-300 cars an hour to the intersection and during rush hour the Longwater Drive cue would expand from 300 to 800 feet for vehicles turning onto High Street.

Driveways

The applicant is proposing four driveways in order to disperse traffic and reduce the number of vehicles traveling through the Longwater Drive and Longwater Circle intersections. Town sub-consultant Jeff Dirk, indicated that there were sight distance issues with driveway number 2, which is the first driveway north of the intersection. There is an issue because the driveway is on a curve and a sign placed by a company across the street within the town right-of-way impedes sight for vehicles making a left out of the driveway. The sign needs to be relocated or the driveway redesigned.

3. Hazardous Materials in Proposed Building

The South Shore Medical Center has stated that nothing will be stored in this facility that is not being stored in the existing facility. There will be no pharmacy on-site. The applicant will provide a list of the materials to be stored at the new facility.

4. Sewer

The applicant stated that they have met with Rockland officials regarding the increase in volume to the sewer system.

No vote was taken on the project at this meeting.

Public Hearing: 296 Circuit Street (Harvest Place) Scenic Road

Member Turner made a motion to continue the public hearing to 1/25 at 7:35 p.m. The motion was affirmed by a vote of 4-0.

Discussion: Wildcat Pedestrian Bridge

The applicant submitted a plan to modify the pedestrian bridge on Bayberry Lane to address National Grid issues that have been discussed in previous meetings.

Member Jones made a motion to approve the submitted plan with the condition that ductile iron class 52 pipe be used in the swale. The motion was affirmed by a vote of 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 February 15, 2012.


Sally Turner, Clerk

