

PLANNING BOARD

TOWN OF NORWELL

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**Norwell Planning Board Meeting Minutes
June 13, 2012**

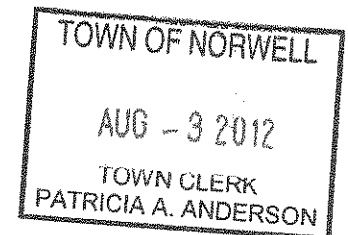
The meeting was called to order at approximately 7:00 p.m. Present were Board Members Margaret Etzel, Sally I. Turner, Ken Cadman and Kevin Cafferty. Kevin Jones was absent. The meeting was held in the Planning Office.

Draft Agenda

Member Turner moved that the Board approve the draft agenda. The motion was approved by a vote of 4-0.

Bills

Chessia Consulting (Invoice 901): Barrel Lane: \$122.50
Chessia Consulting (Invoice 908): Wildcat Lot 18: \$345.00
Chessia Consulting (Invoice 908): Wildcat Lot 25: \$345.00
Chessia Consulting (Invoice 907): Wildcat Lot 5: \$57.50
Chessia Consulting (Invoice 900): Wildcat Lot OSRD: \$3,673.40
Tibbetts Engineering Corporation: Pathway Oversight: \$400.00
Horsley Witten Group: Pathway Construction: \$2,083.55



Member Cafferty moved that the Board approve the bills. The motion was approved by a vote of 4-0.

I.W. Harding (Invoice 2012-96-03): \$149,948.95

Member Etzel made a motion to approve the invoice not to exceed 149,948.95 after discussions with Harding regarding removal of silt socks.

Minutes

May 30, 2012

Member Cafferty moved that the Board approve the minutes. The motion was approved by a vote of 4-0.

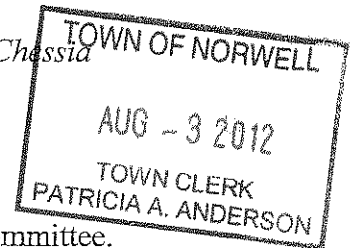
Barrel Lane Bond Estimate

The applicant, Don Shute, appeared before the Board to ask for a reduction in the cost estimate to complete the development, specifically the estimate for topsoil and sidewalk.

Topsoil: The plan for the site calls for topsoil and seed to be spread on all disturbed areas and remaining cost estimates have been based on those areas that have not had topsoil spread. The applicant is claiming that those areas have been stabilized with mulch and grass. These areas are also fill areas that will eventually be covered with fill when the homes are developed. The Board's opinion is that a modification of the plan to eliminate topsoil in those areas would be required in order for any reduction in the cost estimate. However, the Board will give credit for the additional areas where topsoil has been spread since the previous estimate was issued.

Sidewalk: The estimate for the sidewalk includes complete reconstruction including the subgrade, which was uninspected and not tested for compaction. The Board agreed with this estimate and will require that the sidewalk is completely reconstructed.

Member Cafferty made a motion to approve the revised bond estimate from Chessia Consulting dated 6/12/12 for \$340,000. The motion was approved 4-0.



Selectmen Meeting

The Board met with the Selectmen regarding the Economic Development Committee.

Bay Path Lane Extension

Eugene Mattie appeared before the Board to discuss a potential OSRD subdivision at the end of Bay Path Lane. A trail system could be included that could link to town owned properties east of the site. The roadway extension would increase the length of an already non-conforming roadway and would require a waiver from the Board.

Wildcat Lot Releases

The applicant, Jack Spurr of A.W. Perry, appeared before the board to request lot releases on the remaining lots for phases I-IV (lots 2-9, 11, 12, 17, 20, 21, 23, 24, 26, 27). Remaining issues identified by Chessia Consulting in a report dated 6/10/12 included Basin D, Basin F, the as-builts show two catch basins (1 & 13) with negative slope, and tree replacement.

Basin D: All the planting has not been completed in and along the basin slopes, though the basin is functioning as designed for this phase of its development. The basin will be complete after several growing seasons establish the wetland environment. Steve Ivas (Ivas Environmental) and Deb Keller (McKenzie Eng.) will oversee the installation of the additional planting required.

Basin F: No Final as-builts have been submitted to the Board. Some outlet pipes are still blocked and the temporary basin is still in place and functioning. This basin primarily serves unbuilt Roadway C, but it does catch a small amount of water from the high point of Roadway A.

CB 1 & 13: Deb Keller had the areas resurveyed and CB1 actually has a positive pitch and CB13 was a topographical error on the as-built and also has a positive slope.

Trees: Several trees that were to remain as per the plan set were removed. Planning Staff will work with the applicant to identify which trees were incorrectly removed and develop a mitigation to be approved by the Board.

A cost estimate was provided by Chessia Consulting for the remaining work dated 6/12/12 of \$585,000. The applicant is requesting a combination performance guarantee of either cash or surety bond of \$389,821.19 and leaving lot 1 in the covenant to cover the estimate contingency of \$194,910.60. Planning Staff will discuss with Town Counsel if this is acceptable.

Member Cafferty made a motion to release the remaining lots upon acceptance of an acceptable performance guarantee to be approved by the Board. The motion was approved 4-0.

Lot 25: Lot 25 was previously released by the Planning Board. This lot required a site development plan and has a foundation that is being proposed approximately 8" below the high water table mark. The certificate of approval allows this with an approved alternate drainage plan. This plan includes a perimeter drain that ties into the underdrain in the roadway and eventually to basin D. This tie in would typically not be allowed, but the drainage infrastructure in this development will remain private. If the tie in was not allowed the house would have to be at a height that would cause the driveway to have a 10% slope, which may cause issues for the owner in icy conditions.

A similar situation will occur on possibly 10 lots.

Member Cafferty made a motion to approve the plan for lot 25 only as shown in the proposed lot layout plan for lot 25 dated 6/8/12. Each lot will require separate approval from the Board. 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 June 27, 2012.

Sally D. Turner
Sally Turner, Clerk

