

PLANNING BOARD
TOWN OF NORWELL

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**Norwell Planning Board Meeting Minutes
November 13, 2013**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Sally Turner, Darryl Mayers, Margaret Etzel and Brad Washburn. Ken Cadman was absent. The Pathways Committee also convened at this time for a joint meeting. The meeting was held in the Planning Office.

Draft Agenda

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

Bills

Town of Norwell Police Detail:	\$4712.42
Town of Norwell Police Detail:	\$2129.40
Mass Pavement Reclamation:	\$96,072.00

Pathways Member Cafferty moved to pay the bills. The motion was approved by a vote of 6-0 with Members Palzkill, Kelliher, Recupero, Sullivan and Staples voting in the affirmative.

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

Committee Reports and Appointments

Member Etzel moved to reappoint Pat Palzkill to a 3 year term ending on November 7, 2016. The motion was approved by a vote of 4-0.

Wildcat Lot Release / Paving Extension

Lot Releases:

Applicant is requesting lot releases on Road C (Summit Drive) for lots 38-40, 42-46

Chessia Consulting has reviewed the Road C as-built and submitted a construction cost letter and bond estimate. The estimate to complete for Road C is \$75,192.40. The estimate to complete Roads A and B has also been revised to account for additional work

completed since the first bond was established. That estimate has been revised to \$274,246.25.

The Board is currently holding a \$390,000 bond and lot 1(contingency) as surety. The applicant is proposing to substitute lot 22 for lot 1 for the contingency and, based on John's estimate, reduce the surety amount for the remaining work to \$350,000.

Basin F handles the water from Road C and there are minor issues regarding the invert elevation of the eight outlets on the as-built. The work has been completed on the basin, but the as-built was never revised.

Member Washburn moved to reduce the amount of the bond from \$390,000 to \$350,000 and to release lots 1, 38-40 and 42-46 (holding 41 for contingency) pending receipt of a revised as-built for basin F. The motion was approved by a vote of 4-0.

Paving Extension on Road D (Lot Phillips):

Applicant is requesting a 10 day extension on paving Road D. There have been some issues with gravel compaction on this roadway, which has prevented them from getting the road paved. SLT will correct this in the next few days. Basin E handles the water from Road D and it is fairly well stabilized at this point, however, there are issues with the swales not being stabilized. The swales have been constructed and were recently hydroseeded, but there is no plant growth.

To address the swale issue, a temporary asphalt berm will be constructed that will divert water to the stabilized swale on Road A and to the Road D catch basin that outlets directly to Basin E.

In addition, the applicant stated that they will install the required grate at the basin outlet structure and not request lot releases until spring at the earliest.

Member Etzel moved that the Board extend the paving deadline for Road D to 11/27/11. The motion was approved by a vote of 4-0.

Birchwood Farms

A. Kahane appeared before the Board to discuss a further reduction in the approximately \$10,000 cash surety. This surety, as indicated in the surety document, is for the completion of the Birchwood Farms Subdivision, which includes Birchwood and Fieldstone roadways and basins. Kahane is claiming full completion of the subdivision.

Outstanding issues identified by Chessia Consulting are as follows:

1. Basins Selective Clearing and Seeding: The plan set shows clearing of basin areas including berms and requires seeding of basin for stability. This has not been fully completed and substantial vegetation remains on both the Fieldstone and Birchwood basins. Kahane believes he is not responsible for the remaining basin clearing and

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seeding issue and that the surety is only for the Birchwood roadway and basin. The Board discussed that the actual surety document indicates that the surety is for the 11 lot Birchwood Farms subdivision, which includes the Fieldstone roadway.

2. Removal and Disposal of Drainage Structure Sediment: Catch Basins have not been cleaned of debris. Kahane is claiming that it has been completed, but it has yet to be viewed by the consulting engineer.

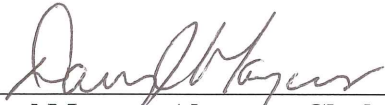
3. Bounds: The reinstallation of an iron rod was required. Kahane is claiming that it has been completed, but it has yet to be viewed by the consulting engineer.

4. Update As-built Plan: The as-built plan appears to be incorrect as the plan indicates that the driveway of #5 Fieldstone overlaps with grading of the basin. The Board requested that the applicant supply the survey file from the surveyor and that survey points be indicate on a worksheet plan. Kahane has indicated he will attempt to get this from the surveyor, Vautrinot Surveying Inc.

ADJOURNMENT

At 10:00 p.m., Member Washburn 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 12, 2014.



Darryl Mayers, Alternate Clerk

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