



PLANNING BOARD
TOWN OF NORWELL

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2014 MAR 13 AM 10:28

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**Norwell Planning Board Meeting Minutes
October 30, 2013**

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

Draft Agenda

Member Washburn moved that the Board approve the draft agenda. The motion was approved by a vote of 3-0.

Bills

W.B. Mason Invoice L13951194: \$232.01

Horsley Witten Invoice 33574: \$16,109.02

Member Washburn moved that the Board pay the bills. The motion was approved by a vote of 3-0.

Minutes

September 11, 2013: *Member Washburn moved that the Board approve the minutes. The motion was approved by a vote of 3-0.*

Birchwood

A. Kahane appeared before the Board to discuss a further reduction in the approximately \$40,000 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.

2. Removal and Disposal of Drainage Structure Sediment: Catch Basins have not been cleaned of debris.

3. Bounds: Three additional bounds are required to be installed according to plans. After discussions with John Chessia, it appears that these bounds would not be imperative to establish boundaries and the existing number of installed bounds would be sufficient to identify all property lines. In addition, one bound was an iron rod was improperly installed.

Member Mayers moved that the Board waive the three remaining bounds and allow the fourth bound to be an iron rod. The iron rod bound shall be reinstalled to adequately establish the property boundary. The motion was approved by a vote of 3-0.

4. Street Trees: 24 additional street trees are required as per the approved plan set. Trees have been installed at approximately 50 foot intervals. The design of the subdivision includes large areas without house construction. Those areas have existing trees along the roadway. It appears that installation of trees in these areas would require the removal of existing trees.

Member Mayers moved that the Board waive the requirement for the additional 24 trees. The motion was approved by a vote of 3-0.

5. 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.

Additional issues concern an outstanding \$1600 invoice from the Highway Department to the applicant for emergency plowing that was completed on the private roadway when the applicant was unable to complete the work.

Member Mayers moved that the Board approve a \$30,000 release in surety funds for work completed. The Board shall hold an additional \$10,000 for remaining work to be completed. The motion was approved by a vote of 3-0.

Committee Reports and Appointments

Member Mayers moved that the Board appoint Brenden Sullivan to the Pathways Committee. The motion was approved by a vote of 3-0.

Member Mayers moved that the Board appoint Brenden Recupero and Pam Break to the Pathways Committee as alternate members. The motion was approved by a vote of 3-0.

ADJOURNMENT

At 9:00 p.m., Member Washburn moved that the Board adjourn. The motion was approved by a vote of 3-0.

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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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