



PLANNING BOARD
TOWN OF NORWELL

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

TOWN OF NORWELL
TOWN CLERK

2014 MAY 15 AM 10:06

RECEIVED

**Norwell Planning Board Meeting Minutes
February 12, 2014**

The meeting was called to order at approximately 6:00 p.m. Present were Board Members Sally Turner, Darryl Mayers, and Brad Washburn. Margaret Etzel arrived at 6:10 p.m. Ken Cadman was absent. The meeting was held in the Planning Office.

Draft Agenda

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

ANR 101 Stetson Road

Member Mayers moved that findings I, J and O were not satisfied. The motion was approved by a vote of 4-0.

Member Washburn moved that finding A was not satisfied and to deny the plan. The motion was approved by a vote of 4-0.

Member Washburn moved that the Board waive the fee on a revised ANR plan for this site. The motion was approved by a vote of 4-0.

ANR George Road

Applicant, Phillip Johnson, appeared before the Board. For an ANR on a private way the Board's purview concerns adequate width, grade and construction. His opinion is that the roadway meets the width, grade and construction standards as outlined in the Planning Board Rules and Regulations. He has submitted stamped engineered plans and a letter certifying that the roadway was inspected and built according to standards in the Planning Board Rules and Regulations. George Road is a way in existence prior to subdivision control and he believes he has the right to improve the private way.

Con Com agent, Nancy Hemingway, appeared before the Board to discuss the Con Com storm water review and the oversight of the basin construction.

George Halloran and Richard Cheverie, existing homeowners on George Road stated that no engineering inspections occurred during construction of the roadway and that the catch basins and associated pipes were not installed correctly. In addition, the crown of the roadway is not the correct slope and water does not properly flow from the roadway.

Member Washburn moved that findings B-X were satisfied. The motion was approved by a vote of 4-0.

Member Etzel moved that finding A was not satisfied and to deny the plan. The Conservation Commission during their review of the project required the construction of a stormwater management system on the land being proposed for division. Under the zoning by-law §2423, land used as part of a stormwater system cannot be used as square footage in lot size calculations. Therefore, several of these proposed lots would be undersized and unbuildable and should not be identified as "lots" on the plan. A note should accompany each lot that it is "not a buildable lot without zoning relief", or be identified as a parcel. The motion was approved by a vote of 4-0.

The applicant agreed not to file a revised ANR plan and stated he was willing to pay for a review of the roadway construction by town engineering consultant, John Chessia. The scope of this review will be discussed at the next meeting.

ANR 593 Main Street and Homestead Farm Drive

Member Washburn moved that findings B and H were not satisfied. The motion was approved by a vote of 4-0.

Member Washburn moved that finding A was satisfied as the plan was substantially compliant with the rules and regulations, and to approve the plan. The motion was approved by a vote of 4-0.

Bills

Horsley Witten Group: Invoice 33997:	\$6,811.50
Chessia Consulting:	
Henrys Lane Invoice 1211:	\$73.50
59 Pond Street Audi Invoice 1214:	\$1,782.50
WB Mason Invoice I16227896:	\$5.16

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

Minutes

October 30, 2013

Member Washburn moved that the Board approve the 10/30/13 minutes. The motion was approved by a vote of 3-0 with Member Etzel abstaining.

November 13, 2013

Member Mayers moved that the Board approve the 11/13/13 minutes. The motion was approved by a vote of 4-0.

RECEIVED

2014 MAY 15 AM 10:06

TOWN OF NORWELL
TOWN CLERK

Henry's Lane Surety Reduction

John Chessia revised the bond estimate at the request of applicant, Don Shute, in December 2013. The new estimate to complete the subdivision totals \$44,000. The Board is currently holding a lenders agreement in the amount of \$145,000. The applicant is requesting a reduction in the surety from the Board for work completed in 2013. The Board previously voted to approve the reduction and a new lenders agreement has been submitted for \$44,000.

Member Mayers moved that the Board approve the lenders agreement dated February 12, 2014. The motion was approved by a vote of 4-0.

Selectmen Meeting

The Board met with the Selectmen at 7:45.

OSRD Norwell Avenue

The Board met with Steve Bjorkland regarding a potential OSRD on Norwell Avenue.

ANR 101 Stetson Road

Member Washburn moved that the Board accept an ANR plan for 101 Stetson Road. The motion was approved by a vote of 4-0.

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 26, 2014.



Darryl Mayers, Alternate Clerk

RECEIVED
2014 MAY 15 AM 10:06
TOWN OF NORWELL
TOWN CLERK