



PLANNING BOARD
TOWN OF NORWELL

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

**Norwell Planning Board Meeting Minutes
February 26, 2014**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Sally Turner, Darryl Mayers, Brad Washburn, Margaret Etzel and Ken Cadman. 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 5-0.

Bills

W.B. Mason	Invoice I16467841	\$5.03
Beta	Invoice 1	\$5,270.00

Member Washburn moved that the Board approve the bills. The motion was approved by a vote of 5-0.

Town Report

Member Etzel moved that the Board approve the Planning Board Report as amended. The motion was approved by a vote of 5-0.

ANR 101 Stetson Road

Member Washburn moved that findings B-X were satisfied. The motion was approved by a vote of 5-0.

Member Washburn moved that finding A was satisfied and to approve the ANR plan. The motion was approved by a vote of 5-0.

Public Hearing: Barrel Lane Modification

Scott Henderson appeared before the Board to discuss the changes to the modification plan:

Culverts will be placed under the driveways for the lots on Circuit Street to allow storm water to be routed toward the rear of the lots and away from Circuit Street. As a

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condition of approval an as-built will be required for these lots when work on the site is complete.

The drainage easement for the pipe connecting the catch basins with the drainage basin will be modified so that the pipe is located in the center of the easement. As a condition of approval the language for the easement will be required to be modified prior to endorsement and be recorded with the modification plan.

The house on lot 4 will be reduced in size and shifted away from the easement. As a condition of approval the boundary line of the easement will be identified with concrete bounds to prevent encroachment.

The area of the trees that could be saved would be very limited and there is high probability they would die due to nearby land disruption and increase wind exposure. The Board would like the developer to use best efforts to maintain natural vegetation onsite.

Member Cadman moved to close the public hearing. The motion was approved by a vote of 5-0.

59 Pond Street - Audi Norwell Site Plan Review

John Boardman, Dan Leahy and Kevin O'Toole appeared before the Board to present the project.

What has been constructed on the site and shown on the existing conditions plan differs from what was approved by Special Permit several years ago. The Board wants any relief requested to be based on the approved plan set and not the existing conditions plan that was submitted.

In addition, the Board wanted the applicant to address an easement located across the site, underground storage tanks (tight tanks inside the building), parking in front yard areas, traffic counts based on actual ITE numbers, the ability of the applicant to tie into the street drain system, building coverage percentages, sight distance on Rt.228 and parking spaces that are shown across a 12% grade.

The proposal was continued to March 12th.

Turners Way Subdivision

David Turner appeared before the Board to discuss how to move the project forward since the roadway topcoat failed to meet compaction. He stated that the paving company would be willing to provide a bond to ensure the roadway does not fail over the next 15-20 years.

The Board will request Chessia Consulting provide a new estimate to identify the costs for grinding and repaving the roadway and for the other remaining items to be completed.

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ANR George Road

Applicant, Phil Johnson, appeared before the Board and submitted a binder with information pertaining to the history of the project.

Member Turner also submitted a memorandum to the Planning Board from Town Counsel Galvin regarding construction requirements for private ways.

ANR 166 Pleasant Street

Member Etzel moved that the Board accept the ANR for 166 Pleasant Street. The motion was approved by a vote of 5-0.

ADJOURNMENT

At 10:00 p.m., Member Washburn moved that the Board adjourn. The motion was approved by a vote of 5-0.

I certify that the above minutes were reviewed and approved by the majority vote by the Planning Board on April 9, 2014.



Ken Cadman, Clerk

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