

PLANNING BOARD
TOWN OF NORWELL

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TOWN OF NORWELL
TOWN CLERK

2014 MAY 15 AM 10:06

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**Norwell Planning Board Meeting Minutes
January 8, 2014**

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 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 4-0.

Bills

Chessia Consulting:	Barrel Lane	Invoice 1182	\$920.00
	Turners Way	Invoice 1169	\$933.68
	Wildcat Lot 6	Invoice 1181	\$345.00
	Wildcat OSRD	Invoice 1173	\$15,852.98

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

Wildcat Lot Releases

As was previously voted and approved by the Board, A.W Perry has submitted a check for a cash surety in the amount of \$75,132 to cover the estimate to complete Roadway C (Summit Drive). The original \$390,000 performance bond is going to remain in place to cover Roads A and B.

Contingency, as before, is going to be addressed by holding a lot under the covenant. Lot 1 on Road A (Highfield), which was held for contingency when lots on that road were released, will now be released from the covenant. In exchange, lot 41, which is located on Road C, will not be released from the covenant and held for contingency.

The Board signed the Form E2 establishing the Cash Surety and Form E5 releasing the Road C lots (without lot 41).

Public Hearing: 299 Old Oaken Bucket Scenic Road

Member Mayers read the public hearing notice at 7:15.

Member Etzel moved to open the public hearing. The motion was approved 4-0.

Applicant, Bob Norris, appeared before the Board and presented his proposal to remove a street tree that is shading a grove of Sugar Maple trees in his yard. The Board made findings on Section 7 A-L that the proposal did not negatively affect the character of Old Oaken Bucket Road.

Member Etzel moved to approve the proposal with condition 1 identified in the report. The motion was approved 4-0.

Member Etzel moved to close the public hearing. The motion was approved 4-0.

Public Hearing: Barrel Lane Subdivision Modification

Member Mayers read the public hearing notice at 7:30.

Member Etzel moved to open the public hearing. The motion was approved 4-0.

The applicant has filed a formal application for a subdivision modification from McKenzie Engineering (MEG) dated 12/18/13, which includes an 11/27/13 grading change plan. Deb Keller from MEG appeared before the Board and presented the proposal.

Outstanding issues from previous discussions and an 11/26/13 report from Chessia Consulting concerns storm-water flow, the functionality of the existing basin under the new storm-water calculations, storm-water effects on Circuit Street, and the complete clear cutting of the site to allow construction of the newly designed septic systems.

Resident, Claude Smith (160 River Street) has concerns about the modified grading increasing the storm-water flowing onto his property.

Two of the lots will need to go to Conservation prior to construction as some grading is being proposed within the 100 foot setback.

Member Etzel moved to continue the public hearing to January 22, 2014 at 7:30. The motion was approved 4-0.

CPC Funding Requests

The Pathways Committee is going to put in an application for 900K for the final leg of the bike path through to the town center.

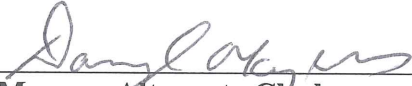
Jeff Fitzgerald is going to put in an application for 100K for improvements to the Cushing Center Municipal Parking Lot based on plans to be developed by BETA.

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ADJOURNMENT

At 9:30 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 March 26, 2014.



Darryl Mayers, Alternate Clerk

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