

PLANNING BOARD  
TOWN OF NORWELL

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

Norwell Planning Board Meeting Minutes  
June 11, 2014

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

**Reorganization**

*Member Etzel moved that the Board appoint Member Washburn as Chair. The motion was approved by a vote of 5-0.*

*Member Mayers moved that the Board appoint Member Etzel as Vice Chair. The motion was approved by a vote of 5-0.*

*Member Etzel moved that the Board appoint Member Cadman as Clerk. The motion was approved by a vote of 5-0.*

*Member Etzel moved that the Board appoint Member Campbell as Alternate Clerk. The motion was approved by a vote of 5-0.*

**Bills**

Chessia Consulting		
BP Canopy/4 Whiting Street	Invoice#1266	\$1,524.00
75 Pond Street	Invoice#1260	\$1,016.50
WB Mason	Invoice#I18408577	\$51.36
Town of Norwell Police Detail	Invoice#113535-A	156.32

*Member Etzel moved that the Board pay the bills. The motion was approved by a vote of 5-0.*

**Minutes**

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*Member Mayers moved that the Board approve the 5/14/14 minutes. The motion was approved by a vote of 4-0-1 with Member Campbell abstaining.*

### **Barrel Lane Subdivision**

The Lenders Agreement and Surety Covenant Release Form are satisfactory to town counsel.

*Member Cadman moved that the Board approve the Avidia Bank Lenders Agreement for \$380,000. The motion was approved by a vote of 4-0-1 with Member Mayers abstaining.*

*Member Cadman moved that the Board approve the surety covenant release form and release lots 1-15. The motion was approved by a vote of 4-0-1 with Member Mayers abstaining.*

### **Stetson Estates Preliminary Subdivision Plan**

Paul Mirabito appeared before the Board to present the project. The Board did not receive any responses from other town departments to the request sent out on 5/14/14. The plan showed a traditional subdivision of 8 lots on 26 acres of land.

Major issues concern the length of the roadway which is greater than the 550 feet allowed, setbacks for the existing house which would have to be moved or razed and sight distance issues at the roadway intersection.

The Board requested that an OSRD plan be developed for the site and that a map showing abutting town owned property be submitted.

A site walk will be conducted on 6/25 at 6:00.

### **Wildcat OSRD Subdivision**

Chessia Consulting provided an estimate to complete for the four roadways of \$660,000. At this point the storm water basin at the end of Lot Phillips Lane is functional, the swales are stabilized and the grate has been installed. A new easement will be recorded to address a drainage pipe that was not properly situated in an existing drainage and maintenance easement.

A. W. Perry will requesting lot releases on all but one of the remaining lots on Lot Phillips Lane. As surety they are proposing a \$390,000 bond, \$50,000 cash and lot 32 to remain under the covenant to cover contingency.

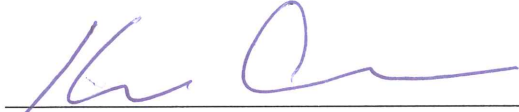
*Member Campbell moved that the Board approve the \$660,000 estimate to complete from Chessia Consulting and to accept the bond/cash/lot surety breakdown. The motion was approved by a vote of 5-0.*

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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 5-0.*

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



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**Ken Cadman, Clerk**

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