

PLANNING BOARD  
**TOWN OF NORWELL** TOWN OF NORWELL  
TOWN CLERK

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Norwell, Massachusetts 02061  
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2014 AUG 22 AM 11: 22

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**Norwell Planning Board Meeting Minutes  
June 25, 2014**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Ken Cadman, Darryl Mayers, Patrick Campbell and Peggy Etzel. The meeting was held in the Planning Office.

**Draft Agenda**

*Member Campbell moved that the Board approve the draft agenda. The motion was approved by a vote of 4-0.*

**Bills**

Planning Board Postage (Internal)		\$209.58
Horsley Witten Group	Invoice#34737	\$2574.80
Town of Norwell Police Detail	Invoice#113570	\$166.32
Capone Brothers	Invoice#956	\$22,028.08

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

**Wildcat OSRD Subdivision Lot Release –Lot Phillips Lane (Road D)**

The applicant, Jack Spurr, provided a \$156,000 performance bond to ensure completion of both Lot Phillips Lane (Road D) and Summit Drive (Road C). The Board will hold Lot 32 for contingency.

The lots on Summit Drive were previously released (with the exception of lot 41 held for contingency) with a cash surety of \$75,192.40. At this time, the Board still maintains this account. A bond was provided to cover Summit Drive with the applicant's intension to request a release of the cash surety at a future date. The Board will release lot 41 at this time.

*Member Campbell moved that the Board accept the \$156,000 bond. The motion was approved by a vote of 4-0.*

Member Campbell moved that the Board release Lots 28-31, 33-37 & 41 from the surety covenant. The motion was approved by a vote of 4-0.

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### 75 Pond Street Site Plan Review – Volvo

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The remaining issues to be addressed:

Roof Stormwater Recharge: The Board will need to determine whether just the new roof area or the whole roof area will require stormwater recharge. Currently, the system would not catch the whole roof area on the 25 year storm. State regulations require that just the new roof section be recharged and the plan exceeds that level.

Loading Bays: The plan features two loading bays that do not meet size requirements. The applicant will combine into one bay that meets size requirements.


Snow Storage: A snow storage area is proposed for the rear of the site. In the event of a large storm, snow will be trucked off-site as is currently done.

Meeting continued to 7/9. Staff will have a draft report prepared.

### ADJOURNMENT

At 9:30 p.m., Member Mayers 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 August 13, 2014.



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**Ken Cadman, Clerk**