

PLANNING BOARD
TOWN OF NORWELL

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

TOWN OF NORWELL
TOWN CLERK

2015 JUL 23 AM 9:16

RECEIVED

**Norwell Planning Board Meeting Minutes
May 28, 2014**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Brad Washburn, Darryl Mayers and Peggy Etzel. Patrick Campbell arrived at 7:30. The meeting was held in the Planning Office.

Draft Agenda

Member Etzel moved that the Board remove the scheduled reorganization until all members were present and to approve the revised draft agenda. The motion was approved by a vote of 3-0.

Bills

BETA Group	Town Center	Invoice#4	\$6,265.00
Plymouth Country Registry	Signature Filing		\$77.00

Member Etzel moved that the Board pay the bills. The motion was approved by a vote of 3-0.

Member Etzel moved that the Board sign the release of \$15,933.76 from the cash surety account to David Turner for work completed at the Turners Way Subdivision. The motion was approved by a vote of 3-0.

Heritage Lane Subdivision

The Board received three estimates for as-built and bound installation work at Heritage Lane. Cavanaro Consulting submitted the lowest bid at \$4,950.

Member Etzel moved to approve the Cavanaro Consulting contract for Heritage Lane and to forward it to the Selectmen to sign. The motion was approved by a vote of 4-0.

Birchwood Subdivision

The Board discussed the Fieldstone Basin encroachment issue with the residents of the street. From aerial images it appears the encroachment would not affect the functionality or capacity of the basin, however, the as-built still appears to be incorrect and must be corrected before the town can accept the roadway.

John Barry is currently the owner of Fieldstone Way and constructed the house that encroached upon the basin. Staff will contact John Barry about clearing the Fieldstone basin.

4 Whiting Street Site Plan – BP

Chris Tumula of MHF Design Consultants appeared before the Board and presented the project. British Petroleum, the owner of the service station, is proposing to put a canopy over the two existing pumps in an effort to become a self-service station.

The site and proposed canopy is located in both Norwell and Hingham and requires permits in both municipalities. The site received a Special Permit and Site Plan approval in 1991 in order to locate the pumps and island within the required 50 foot setback.

The Board asked that the applicant provide a survey of the site with striped parking spaces shown, a signage proposal and a plan for water coming off the canopy and flowing across the site.

The applicant will submit additional materials after having discussions with the Hingham Board of Appeals.

75 Pond Street Site Plan – Porsche

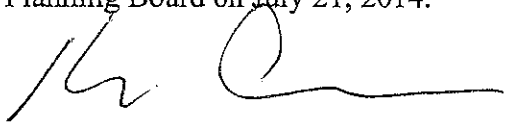
John Boardman of Hancock Associates appeared before the Board and presented the project. Village Motors South Inc (VMS), proposes to construct a new approximately 2,095 square foot showroom addition onto the front of the existing building, creating an approximately 16,038 square foot building with an 11,242 square foot building footprint. The current Volvo dealership would vacate and be replaced by the Porsche dealership vacating 59 Pond Street. In addition to the new addition, the project features a new septic system, new infiltration systems, vortex catch basins to treat water prior to discharge into the stormwater basin, additional open space and the construction of sidewalks.

Remaining issues pertain to having adequate recharge for the roof during a 25 year storm and whether the entire rooftop or just the new addition needs to be recharged, basin maintenance, loading areas, and sidewalk grading. The items will be addressed and a new plan submitted to the Board in the coming weeks.

ADJOURNMENT

At 9:45 p.m., Member Etzel 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 July 21, 2014.



Ken Cadman, Clerk

RECEIVED
2015 JUL 23 AM 9:16
TOWN OF NORWELL