



PLANNING BOARD
TOWN OF NORWELL

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2015 APR -9 AM 9:57
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**Norwell Planning Board Meeting Minutes
November 5, 2014**

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

W.B.Mason Invoice I21257948 \$129.94

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

Harvest Place

The project is nearing completion. The remaining issues involve stormwater drainage. A rain garden was included on the plan set that was originally constructed but later filled in by a homeowner. There is also a grading issue that is the result of a pool that was installed by a homeowner. A small amount of water that would have originally drained to the basin now bypasses the basin and flows into the adjacent forest area. The Board wants these issues addressed prior to final surety release.

Bay Path Lane – Public Hearing

Josh Bows, engineer from Merrill Associates, presented the project.

There are several alterations from the original special permit plan and outstanding issues with the project:

Open Space: There is a discrepancy in the open space square footage and the new plan includes less open space than the original special permit. The reason for this is that the stormwater basin is now a traditional design and cannot be included in the calculation. In addition, according to the applicant the original open space calculation was based on compiled plans and with the more accurate survey being

completed the square footage of land was reduced. The open space is no longer contiguous due to the relocation of the basin.

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Stormwater Basin: As previously mentioned the basin has been relocated from the western edge of the development to the eastern edge bordering the Norwell Water Department property. The basin is also no longer a low impact design basin. The basin has slope and depth issues.

Special Permit Conditions: Conditions require a specific number of square feet per parcel. The relocation of the basin will affect the number and the condition. The Board has the ability to make determinations on Special Permit conformance.

Emergency Access Road: The access road will be widened to 12 feet from 10 feet to meet Planning Board requirements.

Water Department Access Easement: A 25 foot wide access easement for the Water Department to put in water lines will be included in the area of the emergency access road.

Waivers: Additional waivers would be required for the plan to move forward including typical cross section and reduced depth in pipe cover.

Several abutters spoke in favor of the project.

Member Campbell moved that the Board continue the hearing until 12/17 at 8:00. The motion was approved by a vote of 4-0.

ADJOURNMENT

At 9:15 p.m., Member Campbell 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 11, 2015.



Ken Cadman, Clerk