

PLANNING BOARD
TOWN OF NORWELL

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2015 JUL 23 AM 9:10

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**Norwell Planning Board Meeting Minutes
January 21, 2015**

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

Draft Agenda

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

Bills

Postage		\$30.72
Horsley Witten Group	Invoice 35882	\$516.48

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

Minutes

1/7/15 Meeting: Member Cadman moved that the Board approve the 1/7/15 minutes. The motion was approved by a vote of 3-0. Member Washburn recused himself.

Public Hearing Bay Path Lane OSRD

Member Cadman read in the public hearing notice.

Remaining issues with the plans were discussed:

Oversight of lot construction - The lots that require accurate grading in order for the drainage to work properly were discussed. The applicant is requesting that their engineer certify that lots are graded correctly after construction. The Board will discuss options for oversight at the next meeting.

Trail Network Parking - The residents of the neighborhood are concerned about a parking area being located near the cul-de-sac. They believe that there will be trash and vandalism affecting the area if three parking spaces are constructed adjacent to the trails. As mitigation for not constructing the parking area, the applicant agreed to design and construct a parking

area on town land recently purchased by the Water Department for watershed protection and to provide access to the nearby trail network. It was the intension of the Town to construct a parking lot in this area, but funds had not been secured by the Water Department to do this work. The Water Department welcomed the applicant's offer to construct this parking area.

The Board voted on the following waivers:

6.4.4.15. The plan shall depict major site features.

Waiver: The applicant stated that all information relevant to the design will be survey located and is shown on the plans, Information that is distant from the proposed work will be digitized from town topography.

The Board found that approving the waiver would not be detrimental to the interests of the town.

MOTION: Member Campbell moved to approve the waiver request for 6.4.4.15.

VOTE: The motion was approved 4-0.

6.4.4.17 (g, h, j) Profile plan of proposed street.

Waiver: The applicant is requesting a waiver from the requirement so that the plans are legible and easier to read. Any required information is on other plan sheets.

The Board found that approving the waiver would not be detrimental to the interests of the town.

MOTION: Member Campbell moved to approve the waiver request for 6.4.4.17(g, h, j).

VOTE: The motion was approved 4-0.

6.4.4.18 The typical street cross section shall be shown on the profile sheet.

Waiver: The applicant is requesting a waiver from the requirement because the cross section, profile and plan view do not all fit on one sheet. The road cross section has been included on the detail sheets.

The Board found that approving the waiver would not be detrimental to the interests of the town.

MOTION: Member Campbell moved to approve the waiver request for 6.4.4.18.

VOTE: The motion was approved 4-0.

6.4.4.20.a Contour Intervals shall be 1' where slopes are less than 5% and 2' on slopes greater than 5%.

Waiver: The applicant is requesting a waiver from the requirement because the majority of the site's gradients are greater than 5%. The waiver would allow the entire site countours be at a 2' interval to avoid making the plans confusing and inconsistent. Spot grades will be added to the plans in areas that are less than 5%.

The Board found that approving the waiver would not be detrimental to the interests of the town.

MOTION: Member Campbell moved to approve the waiver request for 6.4.4.20a.

VOTE: The motion was approved 4-0.

6.4.4.20.c Contours shall extend beyond the property boundaries at least 100 feet and such greater distance as the Board deems necessary to indicate the effect of the project on abutting property.

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Waiver: The applicant is requesting a partial waiver. Topography was digitized from town maps for adjacent properties where there was no work proposed.

The Board found that approving the waiver would not be detrimental to the interests of the town.

MOTION: Member Campbell moved to approve the waiver request for 6.4.4.20c.

VOTE: The motion was approved 4-0.

6.4.4.22 Soil evaluation and percolation testing is required for each lot and every 250 feet along the proposed roadway.

Waiver: The applicant is requesting a partial waiver. Sixteen (16) soil test pits were performed for septic design, which all met requirements. No test pits were performed on lot 5.

The Board found that approving the waiver would not be detrimental to the interests of the town.

MOTION: Member Cadman moved to approve the waiver request for 6.4.4.22.

VOTE: The motion was approved 4-0.

6.4.7 A Traffic Impact Analysis is required.

Waiver: The applicant is requesting a waiver from this requirement because of anticipated low traffic volume generated by eight (8) house lots.

The Board found that approving the waiver would not be detrimental to the interests of the town.

MOTION: Member Campbell moved to approve the waiver request for 6.4.7.

VOTE: The motion was approved 4-0.

7.A.2 Typical street cross-section

Waiver: The applicant is requesting a waiver from this requirement. See section 7.A.4 and 7.H.

The Board found that approving the waiver would not be detrimental to the interests of the town as conditioned and with approved mitigation.

MOTION: Member Mayers moved to approve the waiver request for 7.A.2.

VOTE: The motion was approved 4-0.

7.A.4 Street width of pavement shall be 26 feet.

Waiver: The applicant is requesting a partial waiver from this requirement in order to reduce the street width to 23 feet except around the cul-de-sac where the proposed pavement width would be 26 feet to give emergency vehicles adequate space for turning. The improved portion of the existing Bay Path Lane roadway width is approximately 21 feet

The Board found that approving the waiver would not be detrimental to the interests of the town as the reduction in impervious surface would be beneficial to the nearby town water supply. As the existing roadway leading to the proposed roadway is 21 feet wide there is no impact on the ability of emergency vehicles to access the area.

MOTION: Member Campbell moved to approve the waiver request for 7.A.4.

VOTE: The motion was approved 4-0.

7.A.14 Vertical Curves.

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Waiver: The applicant is requesting a waiver from this requirement to allow a minimum K-Value for sag curves of 15.08 and a sight distance of 180.72.

The Board found that the curve would meet a 20 mph design speed and, as the roadway services a relatively small number of house lots, approving the waiver would not be detrimental to the interests of the town as conditioned and with approved mitigation. Warning signs will be required to encourage reduced speed.

MOTION: Member Campbell moved to approve the waiver request for 7.A.14.

VOTE: The motion was approved 4-0.

7.A.20 Curb/Berm requirements.

Waiver: The applicant is requesting a waiver from this requirement to allow installation of Cape Cod Berm throughout the entire subdivision except at the proposed granite curb catch basin inlets and sloped granite curb at the cul-de-sac island.

The Board found that the Cape Cod Berm would more closely resemble the character of the existing Bay Path Lane, which has no curb. Safety would not be jeopardized and proper flow of drainage would be maintained.

MOTION: Member Mayers moved to approve the waiver request for 7.A.20.

VOTE: The motion was approved 4-0.

7.B.3 Fire Lane.

Waiver: The applicant is requesting a waiver from the typical fire lane cross section to eliminate 4 foot shoulders for the fire lane. The required 12 foot grass over gravel construction will be provided.

The Board found that the 12 foot wide fire lane to be constructed would connect to a 10 foot wide fire lane without a shoulder on existing Water Department property. The required 4 foot shoulder would therefore not improve access or response time and also, require the removal of additional trees that now provide a benefit to the town and the town water supply.

MOTION: Member Campbell moved to approve the waiver request for 7.B.3.

VOTE: The motion was approved 4-0.

7.C.4.1 Cover shall be a minimum of 2.5' and have a maximum depth of 8'.

Waiver: The applicant is seeking a waiver from these requirements and to allow 2 feet of cover over the drainage pipe.

The Board found that approving the waiver would not be detrimental to the interests of the town as conditioned and with approved mitigation.

MOTION: Member Mayers moved to approve the waiver request for 7.C.4.1.

VOTE: The motion was approved 4-0.

7.H.1 Sidewalks on both sides of the street are required.

Sidewalks shall be a minimum of 5 feet wide and located along the sideline of the roadway layout in such a manner as to blend in with the natural land features and terrain.

Waiver: The Applicant requests a waiver to eliminate sidewalks.

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The Board found that the project's OSRD design includes a trail network that meanders through the site within the open space and connects to substantial trail networks on Water Department property and Town of Hingham conservation land. In addition, the applicant offered to make a gift to the Town of Norwell Pedestrian Enhancement Fund of \$10,000 to help the town improve pedestrian infrastructure in areas where use may be more substantial.

MOTION: Member Campbell moved to approve the waiver request for 7.H.1 and accept the gift of \$10,000 to the Pedestrian Enhancement Fund.

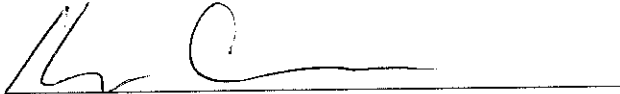
VOTE: The motion was approved 4-0.

Member Mayers moved that the Board close the Bay Path Lane Public Hearing. The motion was approved by a vote of 4-0.

ADJOURNMENT

At 9:45 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 May 13, 2015.



Ken Cadman, Clerk

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