

TOWN OF NORWELL
TOWN CLERK
PLANNING BOARD
2017 JUN 15 AM 9:42
TOWN OF NORWELL

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

RECEIVED

Norwell Planning Board Meeting Minutes May 8, 2017

The meeting was called to order at 6:35 P.M. with Chair, Jamie Crystal-Lowry presiding. Also present were Vice Chair, Donald Mauch, Sr., and Board Members Scott Fitzgerald, Patrick Campbell and Kenneth Cadman. Also present Sally Turner, and Lois Barbour, Chair and Vice Chair respectively of the Norwell Bylaw Review Committee.

Agenda

After a motion was duly made and seconded, it was unanimously voted to approve the agenda as submitted.

Minutes - None

Bills

The following invoice was presented for approval:

<u>Chris Sullivan</u> - Transcription Services	Invoice (on file)	\$ 150.00
------------------------------------------------	-------------------	-----------

After a motion was duly made and seconded, it was unanimously voted to approve the invoice as submitted.

Wildcat OSRD PB Road Acceptance Affidavit

Vice Chair Mauch debriefed planning Board members on several previous site visits to the Wildcat Hill OSRD subdivision during the previous few weeks with Town Engineer John Chessia, Highway Director, Glenn Ferguson, Builders, Jay and Paul Gallagher, and Developer, A/W. Perry's Jack Spurr. Mauch stated that although "good-faith efforts," were being made by the Builders and Developer, a number of road-related issues continued to exist. Mauch added that the details of these uncompleted items had been listed in a memorandum from Chessia Consulting and made a part of the Affidavit as Addendum A, together with a reference to the same in ¶5 of the Affidavit itself.

PB members were also apprised by Mauch of the legal distinction cited by Town Counsel Galvin between road oversight approvals and individual property site plan approvals. Town Counsel had

advised the PB that execution of their road acceptance Affidavit must be based on compliance with their previous Site Plan Approvals and Special Permit, not as to whether the road design features necessarily worked, were the most desirable, or that other alternatives might have been preferred.

Mauch emphasized going forward, the need for the PB to be provided by its engineering consultant with alternative design standards in terms of quality and efficacy with regard to the various components in all future site plan reviews. Further, he advised that where zoning bylaw waivers were not in the Town's best interest, that the Board consider removing them through future amendments and town meeting articles.

Further discussion was held after which a motion was made and duly seconded, and it was unanimously voted pursuant to Article X, §5 of the Norwell Town Bylaws to certify the Wildcat Hill Subdivision Road Acceptance Affidavit as submitted together with Addendum A, all as attached hereto and made a part of these Minutes.

May 10th Planning Board Meeting Cancellation

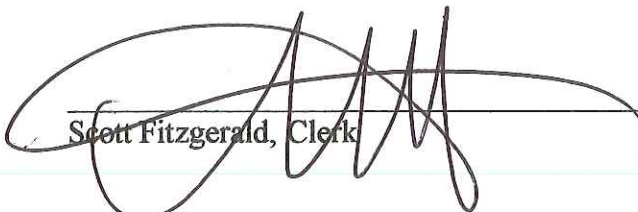
Chair Crystal-Lowery suggested that due to a lack of agenda items for the scheduled May 10, 2017, PB meeting that it be cancelled.

After a motion was duly made and seconded, it was unanimously voted to cancel the May 10, 2017 PB meeting.

Adjournment

There being no further business, after a motion was duly made by Member P. Campbell and seconded by Member S. Fitzgerald, it was unanimously voted to adjourn the meeting at 8:42 7:20 P.M.

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on 6/14/17.



Scott Fitzgerald, Clerk

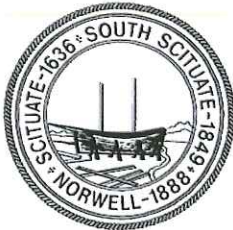
Copy filed with: Office of Town Clerk
Post to Planning Board Webpage

RECEIVED
2017 JUN 15 AM 9:42
TOWN OF NORWELL
TOWN CLERK

TOWN OF NORWELL
TOWN CLERK

2017 JUN 15 AM 9:42

RECEIVED



**PLANNING BOARD
TOWN OF NORWELL**

Post Office Box 295
Norwell, Massachusetts 02061
(781) 659-802

**AFFIDAVIT OF NORWELL PLANNING BOARD
PURSUANT TO NORWELL TOWN BYLAW ARTICLE X, §5**

We, the undersigned members of the Planning Board of the Town of Norwell, hereby certify and aver that:

1. We are duly constituted members of the Planning Board of the Town of Norwell.
2. The Planning Board has reviewed the Layout Petition of WILDCAT HILL, LLC, as Trustee of WILDCAT HILL HOMEOWNERS ASSOCIATION TRUST u/d/t dated February 7, 2011 and recorded with the Plymouth Country Registry of Deeds, Book 39680, Page 120, of 20 Winthrop Square, Boston, Massachusetts 02110, and the plans and documents submitted therewith, including a proposed Easement, Release of Damages, Indemnification Agreement and proposed Warrant Article, requesting that the private ways known as Highfield Lane, Bayberry Lane, Summit Drive and Lot Phillips Lane, (being the ways within Wildcat Hill Subdivision) be accepted as ways that shall be open to the public for use as a public way under the provisions of G. L. C.82, §21.
3. The Planning Board members have physically reviewed and inspected Highfield Lane, Bayberry Lane, Summit Drive and Lot Phillips Lane, at Wildcat Hill Subdivision.
4. The Planning Board has issued a report to the Board of Selectmen certifying that the ways are well-built and so constructed that they are at least equal to the average construction of existing highways of the Town, with proper grades in relation to abutting land and connecting streets and that the ways conform to the Planning Board's Rules and Regulations.
5. The Planning Board has reviewed, together with the consulting engineer, Chessia Consulting, the As Built plans for Wildcat Hill Subdivision and acknowledges that there remain uncompleted items described in Addendum A attached hereto with respect to Highfield Lane, Bayberry Lane, Summit Drive and Lot Phillips Lane and that sufficient surety funds will be held by the Town of Norwell to complete the same should it become necessary.

6. The Planning Board finds that Highfield Lane, Bayberry Lane, Summit Drive and Lot Phillips Lane are satisfactory in width and so constructed, subject to §5 above, as to be acceptable.

NORWELL PLANNING BOARD

BY:

Date

Date

Date

Date

Date

RECEIVED
TOWN OF NORWELL
TOWN CLERK
2017 JUN 15 AM 9:42

TOWN OF NORWELL
TOWN CLERK

2017 JUN 15 AM 9:42

RECEIVED

Chessia Consulting Services, LLC

Memo – ADDENDUM A

To: Planning Board

From: John C. Chessia

CC:

Date: 5-8-17

Re: Wildcat Punch list

A site visit was conducted on May 6, 2017; in addition, a site visit with Don Mauch, Glenn Ferguson and Jay Gallagher was conducted on May 1, 2017. I also visited the site during the rain event on May 5, 2017 to observe the function of the swales and drainage system in general. The purpose of this effort was to determine the status of construction and remaining items to complete relative to roadway acceptance. I did not review open space or landscape amenities as part of this effort. The following Plans are referenced as part of this effort:

Plans:

- “Wildcat Hill Subdivision As-Built (Assessors Maps 24A & 24C, Lots 23, 26, 45, 46 & 47) in Norwell Massachusetts 02061” prepared by McKenzie Engineering Group, Inc. dated December 15, 2016 last revised 2-8-17 containing 8 Sheets. I note that a new revision date should be added to the plans, the plans are stamped received by the Norwell Planning Board on

March 10, 2017 and have edits since the last plan set submitted under the same date.

- **“Wildcat Hill Street Acceptance Plan in Norwell Massachusetts” prepared by McKenzie Engineering Group, Inc. dated December 14, 2016 containing 4 Sheets. I note that a new revision date should be added to the plans, the plans are stamped received by the Norwell Planning Board on March 10, 2017 and have edits since the last plan set submitted under the same date.**
- **“Wildcat Hill Definitive Subdivision Plan in Norwell, Massachusetts” prepared by McKenzie Engineering Group, Inc. dated April 9, 2010 last revised 10/28/10 containing 79 Sheets. (Approved Plans)**

I have not commented on the water system as the Water Superintendent has reviewed this issue.
I have also not commented on the wastewater system as that is not the responsibility of the Town.

RECEIVED
2017 JUN 15 AM 9:42
TOWN OF NORWELL
TOWN CLERK

Roadway Work:

- Complete pavement repair of hydraulic fluid leak in Summit Drive and Lot Phillips Lane. At the time of my site visit both areas had been cut out to a depth of approximately 1.5", the excavations were holding water from the recent rain and will need to dry out completely prior to installing any paving.
- Complete construction of roadway shoulders in swale areas to comply with the roadway cross section. Currently runoff in many areas is flowing along the pavement edge due to the grade of the soil and grass and resulting in more concentrated flow in specific locations that result in erosion and sedimentation in the swales.
- Remove scupper at Sta. 3+40 +/- . This scupper is behind a cape cod berm and was installed temporarily to address erosion prior to installation of the top course of pavement.
- Regrade and sod swales where the pitch of the swale and associated culverts is inconsistent with the approved plans. I recommend that sod be used in the bottom as the runoff from the roadway would likely wash out any grass seed. There are areas where culverts are partially clogged with sediment and ponded water exists in some sections of the swales. The headwall on Lot 32 Lot Phillips Lane appears to be blocked completely with construction debris.
- Remove temporary elbow and sediment controls at Headwall 1, clean sediment from stones. The surrounding area is sufficiently stabilized to remove temporary measures.
- Install hoods in catch basins DCB2, CB6, CB7 and DI 3.
- Clean all catch basins, drop inlets and Stormceptors units. All catch basins and inlet hoods should be checked that they are properly connected at this time. It is possible that some hoods as noted above have been dislodged and are in the structure sumps.
- Install or raise to grade subdrain cleanouts in accordance with the approved plans. In at least two locations the cleanout would be in a driveway and should be relocated to minimize the impact of the work on existing features.
- Expose bounds that have been covered with recent loam and seed. I note that bounds at the intersection of Bayberry Lane with Wildcat Lane were visible in prior inspections but were not during the most recent inspection. I note that bounds adjacent to the sidewalk along Highfield Lane are set below the pavement surface by 2-3 inches. To raise these bounds to comply with the regulations would damage the sidewalk; the Board could consider setting an offset spike in the pavement at these locations. The top of the bound at the Bayberry Lane Highfield Lane intersection on Lot 17 has a broken top without a drill hole.
- Mortar the grate at DI 6.

Off Roadway Drainage Work:

- Remove temporary wood block in Basin G outlet.
- Remove temporary pipe near Headwall 2 in Basin G.
- Remove metal plate and filter fabric in drainage channel drop inlet to Basin F. It is unclear if a hood was installed at this location as the catch basin grates are covered.

- Remove or cut back and plug temporary pipe at temporary basin next to Basin F. The grading does not need to be restored to original grade, but the cut off RCP pipe end and HDPE pipe or pipe cut offs should be removed. The disturbed area should then be loamed and seeded.
- Cut vegetation in emergency overflow spillways for all basins.
- Clean sediment in basin channels as necessary all basins.
- Clean sediment at pipe outlets into basins as necessary, in particular basins D and E have accumulated sediment. Lots are under construction upgradient of the drainage systems discharging to both Basins D and E and recent rains resulted in more sediment discharge to these basins. Up gradient areas need to be stabilized.
- Reconstruct the drainage swale behind Lot 1 Bayberry Lane to comply with the approved plans.

General Clean up/Completion:

- Install and maintain suitable sediment controls at unfinished lots, in particular at the end of Highfield Lane and Lot Phillips Lane, until the lots are stabilized. On May 5 I noted silt-laden sediment flowing in the roadway and entering the drainage system and discharging into the basins.
- Remove all silt fence, plastic mesh from straw wattles, plastic sock from mulch socks, and trash/construction debris from all completed and stabilized portions of the site. There are extensive areas with silt fence or plastic mesh from straw wattles that are partially buried and overgrown all along the initial limit of work.
- Remove all remaining stakes, and straps from street and landscape trees.
- Replace any dead shrubs or trees. I note that several new landscape plantings have been installed. I have not counted all the landscape plantings as part of this effort due to the limited time. I also note that the Bond Estimates prepared in 2016 included many landscape plantings. Street trees have not been planted in the lots currently under construction. The most recent As-Built Plan indicates that there were 8 houses still under construction at the time of submission.
- Replace damaged stop sign; there is a bent sign on Summit Drive.

I note that there are likely other issues associated with completion/compliance with the overall project, including but not limited to Open Space issues, completion or alteration from the plans of on-lot stormwater recharge systems, landscaping, and etc. that were not reviewed as part of this effort.

RECEIVED
 2017 JUN 15 AM 9:42
 TOWN OF NORWELL
 TOWN CLERK