

TOWN OF NORWELL
 JUL 24 2008
 TOWN CLERK
 PATRICIA M. ANDERSON

**Norwell Planning Board Meeting Minutes
 July 9, 2008**

The meeting was called to order at approximately 7:00 P.M. Present were Board Members Bruce W. Graham, Karen A. Joseph, Michael J. Tobin, Sally I. Turner and Town Planner Todd Thomas. Member Charles Markham arrived during the discussion on the 302 Summer Street ANR.

DISCUSSION: Draft Agenda

Member Joseph moved and Member Turner seconded that the Board accept the agenda as presented. The motion was approved 4-0.

DISCUSSION: June 25, 2008 Meeting Minutes

Member Joseph moved and Member Tobin seconded the motion to accept the June 25, 2008 meeting minutes as presented. The motion was approved 4-0.

DISCUSSION: Bills

Chessia Consulting (Cowings Cove – Inv. #428)	\$1,107.50
“ “ (Laurelwood – Inv. #422)	\$ 275.50
Todd Thomas (June Invoices - #2: Mileage & Map)	\$ 28.67
<u>Coler & Colantonio (Inv. #9945940 – Dover St. Eng.)</u>	<u>\$1,500.00</u>
TOTAL	\$2,911.67

Member Turner moved and Member Tobin seconded that the bills be paid and that the payment vouchers be signed. The motion was approved 3-0-1 with Member Joseph abstaining.

Discussion: ANR Plan for 302 Summer Street / Davis

Upon a motion made by Member Tobin and seconded by Member Joseph, the June 25, 2008 ANR Plan of Land Located in Norwell Mass (the “ANR Plan”) was accepted on July 9, 2008 by a vote of 4-0. The Board discussed the ANR Plan and went through the staff findings. Upon a motion made by Member Joseph and seconded by Member Turner, the Board adopted staff findings B through X by a vote of 4-0-1, Member Markham abstaining. Upon a motion made by Member Tobin and seconded by Member Turner, the Board adopted staff finding A and found that all the necessary evidence was submitted to determine that subdivision approval was not required and that the ANR Plan was substantially compliant with its Rules and Regulations by a vote of 4-0-1, with Member Markham abstaining. Upon a motion made by Member Turner and seconded by Member Tobin, the Board voted to endorse the ANR Plan as approval not required under the Subdivision Control Law, subject to the Town Planner holding the endorsed mylar in escrow until a correct surveyor’s certificate is submitted, by a vote of 4-0-1, with Member Markham abstaining.

Scenic Road Hearing: Stone Wall at Pine & Green Street / Cannata

Member Turner read the public hearing notice. Applicant Rob Cannata was in attendance. The Town Planner stated that the applicant hoped to breach a stone wall on Pine Street and would use the disturbed stones to fill an existing breach in the stone wall

on Green Street. Member Graham clarified that the breach is simply being moved around the corner of the lot. Member Tobin clarified that only one driveway opening is proposed. Highway Surveyor Foulsham confirmed that drainage structures were not being impinged by the proposed work. Upon a motion made by Member Turner and seconded by Member Markham, the applicant's request and associated compensatory actions for work, governed by the Scenic Roads Act and the Town's Scenic Road Bylaw, were approved by a vote of 5-0. The Town Planner was instructed to draft an approval letter for the Board's review at the next meeting.

Scenic Road Hearing: Trees at 195 Cross Street / Watson

Member Turner read the public hearing notice. Applicants Richard and Donna Watson were in attendance. The Town Planner stated that the applicant hoped to remove two horse chestnut trees during the proposed historic restoration of their property, which included a new stone wall as compensation for the loss of the trees. Highway Surveyor Foulsham confirmed that drainage structures were not being impinged by the proposed work and that no work was planned within the right of way. Member Graham said that he would like to see replacement trees added to revised plans as compensatory actions, as prescribed in the Scenic Road Bylaw. Member Joseph lamented the loss of the two trees. Member Tobin confirmed a second driveway cut was being planned and questioned how the Scenic Road Bylaw governed this addition. Mr. Watson agreed to have the plans revised to show additional tree plantings and the removal of only one of the horse chestnut trees. Mr. Watson also agreed to continue the public hearing until 7:45pm on July 23rd and signed an extension of time request through and including July 30, 2008. Upon a motion made by Member Turner and seconded by Member Joseph, the Board continued the public hearing until 7:45pm on July 23, 2008 and accepted the extension of time request through and including July 30, 2008. The motion was affirmed by a vote of 5-0.

Scenic Road Hearing: Stone Wall at 120 Forest Street / Sheehan

Member Turner read the public hearing notice. Applicant Brian Sheehan and abutter Heather Hanley were in attendance. The Town Planner stated that the applicant hoped to breach a stone wall on Forest Street and would use the disturbed stones to fill the existing breach in the stone wall that serviced the active driveway. Highway Surveyor Foulsham confirmed that drainage structures were not being impinged by the proposed work. Upon a motion made by Member Turner and seconded by Member Markham, the applicant's request and associated compensatory actions for work, including tapered termini, governed by the Scenic Roads Act and the Town's Scenic Road Bylaw, were approved by a vote of 5-0. The Town Planner was instructed to draft an approval letter for the Board's review at the next meeting.

Public Hearing (cont.): Laurelwood Modification

Member Turner read the public hearing notice and referenced the current list of submittals. Attending the public hearing were the Board's Technical Consultant, John Chessia, Don Rose and Marie Nyhan, representing the applicant. Don Rose, PE of Coler and Colantonio, led the Board through the proposed drainage changes. He suggested changes to the outlet structures and the elimination of the drainage basins' infiltration

capacity. Technical Consultant Chessia said that he limited his review to §6.12 and §7C of the Planning Board's Rules and Regulations. Mr. Chessia stated that the proposed design, pending some minor revisions, works and does not flood offsite. Member Joseph asked that all recent construction changes were included on the plans. Mr. Chessia agreed and said that the basins grading was shown on the 2007 as-built plans. Mr. Chessia said that the applicant should evaluate the plans versus current stormwater regulations and ask for waivers in instances where the original design cannot accommodate the new regulations. Mr. Chessia added that the applicant should also list all the waivers being sought.

Member Graham cited concern with a homeowner's encroachment on the berm of a drainage easement, leaving insufficient access. Mr. Chessia said that all drainage easements should be located on the plans. Member Graham said that he would like this encroachment issue resolved and would be satisfied with the modification if the plans work with the existing drainage structures and reasonably meet DEP requirements.

Upon a motion made by Member Joseph and seconded by Member Turner, the public hearing was continued to August 13, 2008 at 8:00pm. The vote affirming this motion was 5-0. Upon a motion made by Member Joseph and Member Turner, the deadline for final action for the Laurelwood Modification was extended to and including September 5, 2008. The vote affirming this motion was 5-0.

DISCUSSION: Local Historic Districts with the Historical Commission

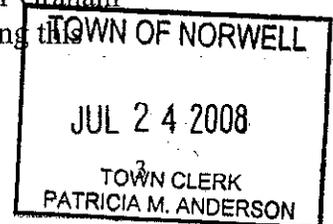
Wendy Bawabe and Kim Zayotti were present representing the Historical Commission. They engaged the Board as to how to best negotiate with the Selectmen regarding the creation of a study committee for the formation of local historic districts. The Board agreed that the creation of such a study committee should be at the behest of Town Meeting and that the Selectmen might be less than sanguine about appointing such a committee on their own.

DISCUSSION: John Mariano on White Barn Subdivision Alternative

The Town Administrator informed the Planning Board during the meeting that Mr. Mariano would not be able to attend as planned.

DISCUSSION: Dover Street Crosswalk

Member Turner discussed an alternative crosswalk proposal for Dover Street. This proposal would involve making the intersection of Dover Street and West Street a three-way stop. This configuration aligns the proposed crosswalk with the trailhead to Norris reservation and ties into proposed trails to Norwell Center through the First Parish Church Cemetery. The Town Planner said that Highway Surveyor Foulsham would support such a location and provide all of the needed work, with the exception of the engineering plans for the intersection. The Town Planner added that the engineering plans would come with a price tag somewhere in the area of \$15,000 to \$20,000 dollars. He added that the redesign of this intersection could be a long-term goal and that the question of where to place the crosswalk need not be a binary choice. Member Graham agreed and encouraged Member Turner to continue to work towards redesigning the



intersection. The Town Planner was instructed to draft a letter to the Highway Surveyor, asking him to install a crosswalk at the "Option 1" location.

DISCUSSION: Norwell Commons at South Street

The Board reviewed the draft comment letter for Norwell Commons. Specific feedback was given to the Planner. He was instructed to revise the letter for the July 23, 2008 meeting.

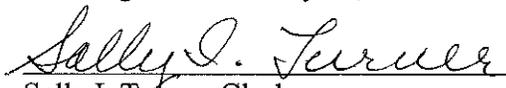
DISCUSSION: Announcement by Member Graham

Member Graham announced that he was resigning from the Planning Board effective at noon on Thursday, July 10, 2008.

ADJOURNMENT

At 10:45 P.M. Member Joseph moved and Member Turner seconded that the Board adjourn. The motion was approved by a vote of 5-0.

I certify that the above minutes were reviewed and approved by majority vote by the Planning Board on July 23, 2008.


Sally I. Turner, Clerk

