



PLANNING BOARD
TOWN OF NORWELL

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TOWN CLERK

2016 FEB 12 AM 8:56

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**Norwell Planning Board Meeting Minutes
January 13, 2016**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Ken Cadman, Darryl Mayers and Brad Washburn. Patrick Campbell and Jamie Crystal-Lowry arrived at 7:10. The meeting was held in the Planning Office.

Agenda

Member Cadman moved that the Board approve the agenda. The motion was approved by a vote of 3-0.

Minutes

11/4/15 Minutes: Member Cadman moved that the Board approve the 11/4/15 minutes. The motion was approved by a vote of 3-0. Member Washburn abstained and Member Campbell had not arrived.

Bills

Chessia Consulting:

Lot 9 Cordwainer	Invoice: 1492	\$3,014.00
Wildcat Lot 22	Invoice: 1493	\$287.50

W.B. Mason	Invoice: I28664055	\$55.63
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Mass Pavement Reclamation	Invoice 3	\$127,808.25
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Horsley Witten	Invoice 37735	\$150.00
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Member Crystal-Lowry moved that the Board pay the bills. The motion was approved by a vote of 5-0.

7:15 P.M. Public Hearing: Scenic Road Application First Parish Road Tree Removal

Applicant Brenden Burke and Luke Fiske (National Grid) appeared before the Board to discuss the project. A new home is being constructed at the Norwell/Scituate border. The house needs to be constructed several hundred feet back from the roadway due to wetlands laws. To bring ample power to the house lot and to not affect any of the existing homeowners on the street a primary line must be extended several hundred feet along the street to the house lot where a transformer will be installed. Primary lines are required to be

40 feet above the ground level and provide 6' side and 10' height zones free of trees and limbs. In order to accomplish this National Grid needs to replace four 35' poles with 40' poles. This work requires the removal of 21 trees. Several of these trees are already dead.

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The Board was concerned that it was unclear if all the trees were in the right of way or on private property. National Grid stated they had contacted all neighbors regarding the tree removals. The Board agreed to allow the removal of any of the proposed trees that were in the right-of way only and required National Grid to get the approvals of property owners prior to any tree removal on private property. National Grid stated that this was standard procedure.

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Member Crystal-Lowry moved that the Board approve the proposal with two conditions (see report). The motion was approved by a vote of 5-0.

Bay Path Lane Lot Releases

The applicant is requesting lot releases for Bay Path Lane.

Condition 61 of the Certificate of Vote requires that the applicant install a parking area in the newly acquired Water Department land on Grove Street to provide access to the trail network prior to lot release. The Board agreed to a modification of condition 61 and to release the eight (8) subdivision lots.

Member Mayers moved to require that the parking lot now be constructed before June 15, 2016 and, in addition, that the applicant be responsible for installing twelve 6' foot tall shrubs six feet apart (Leland Cypress, Balsam Fir, Douglas Fir, Fraser Fir, White Spruce or Colorado Blue Spruce) along the eastern edge of the parking lot to screen the parking lot from the house at 85 Grove. The motion was approved by a vote of 5-0.

Member Campbell moved to release lots 1-8 of the Bay Path Lane subdivision. The motion was approved 5-0.

Site Plan Review: 600 Longwater – Kearsarge LLC Solar Energy Generation Facility

Applicants, Andrew Bernstein and Mike Lotti, appeared before the Board to discuss the proposal. The applicant is near a payment in lieu of taxes (PILOT) agreement with the town will be exploring a power purchase agreement with the town as well after approval. The town will also see increased revenue from property taxes. There have been no issues with snow on the canopies or with icicles falling from the panels. The canopies are built to withstand the snow loads and are required by building code to withstand wind speeds of 110 mph. The applicant will be liable for any damage caused by the project, but the property owner will continue to have control over parking lot functionality. Water falls between panels and is also directed toward the center spine of the canopies. A concave surface or rock landscaping will be installed to reduce erosion of the parking lot islands. Vegetated areas will be focused on the larger parking lot islands at the end of parking rows. Lighting will be LED and comply with Dark Sky requirements. Lights will be attached to the bottom of the canopies and will not be lit at times consistent with existing lighting on the site.

The Board will request that the applicant provide an updated O&M for the site and that some maintenance work is undertaken for the drainage structures and basin post construction. Vegetation and canopy installation shall also take into account safety of parking lot users and not block sight lines or create unsupervised areas.

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Member Crystal-Lowry moved to forward a recommendation of approval to the ZBA with conditions to be outlined in the report. The motion was approved by a vote of 5-0.

Site Plan Review: 4 Whiting Street – Lehigh Gas Corporation – BP Canopy

Chris Tamoulia appeared before the Board to present the project. The BP service station is proposing to put in a canopy over the two existing gas pumps in order for the station to shift from a full to self service station. Though the canopy is setback a minimum of 1 foot from the street, the canopy would be 14 feet high so sight line obstruction is not anticipated to be an issue. They are going to explore the option of bringing stormwater directly from the canopy into the stormwater system on Rt. 53. Talks with the state would be required. They also may create channels for water to move away from the pad. The Board is concerned that stormwater from the canopy will be concentrated and pick up additional pollutants from the gas pad prior to running off the site. The Board also is concerned about vehicle circulation on the site particularly given the location and constrictions of the site and would like the applicant to explore options for making the site function better than it currently does. This may include moving the location of the gas pumps. The applicant also needs to address the prior Special Permit approval that required full service be provided due to the station location near the aquifer protection district and surface drinking water supplies. The applicant will speak with the owners and work to address the issues raised by the Board.

Site Plan Review: 9 Cordwainer – Mass Medi-Spa – Medical Marijuana Dispensary

In addition to the questions to be addressed in the Chessia Consulting letter, the Board would like some additional information regarding the appearance of the structure, the lighting of the site and an illustration of the signage.

ADJOURNMENT

At 9:30 p.m., Member Crystal-Lowry moved 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 the majority vote by the Planning Board on February 11, 2016.

