

**TOWN OF NORWELL**  
 Planning Department  
 Norwell Town Offices, Room 112  
 345 Main Street  
 Norwell, Massachusetts 02061  
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**Norwell Planning Board Meeting Minutes  
 10/4/2017**

The meeting was called to order at 7:06 P.M. with Chair, Donald Mauch, Sr., presiding. Also present were Vice Chair, Jamie Crystal-Lowry; Board Members Patrick Campbell and Brendan Sullivan; and Town Planner, Kenneth Kirkland. Unable to attend was Scott Fitzgerald. The meeting was held in the Planning Office.

**CALL TO ORDER/AGENDA**

*Motion by Ms. Crystal-Lowry to open the meeting. Duly seconded and unanimously voted.*

**BILLS**

The following invoice was presented for approval:

WB Mason                      \$10                      Filing Supplies

*Motion by Ms. Crystal-Lowry to approve the invoice as submitted. Duly seconded and unanimously voted.*

**SUBDIVISIONS AND LAND DEVELOPMENTS**

**Norwell Estates - Stormwater Remediation Plan and Consent Form**

Dave Bauer, Scott Micelle, and Dave Buckley were present for Toll Brothers (TB), along with Al Loomis of McKenzie Engineering Group.

Mr. Mauch advised that the finalized stormwater remediation plan for the Curtis Farm Road lots had been received in the Planning Office earlier this afternoon and had been forwarded to consulting engineer John Chessia. He thanked all parties for their work and quick action.

Mr. Mauch further advised that the revised plan addresses all of the concerns cited in Mr. Chessia's October 3 report to the Board except those concerning Inlet D, wherein Mr. Chessia commented that much of the stormwater flow from this inlet would likely end up in Curtis Farm Road the way the two lots are currently graded.

Mr. Mauch noted that this is a private subdivision that the Homeowners Association will eventually assume responsibility for, and potential impacts to town assets on Circuit Street were addressed in the plan for the Circuit Street lots that was approved on September 27.

Mr. Campbell noted that, in small storms, the underlying stones will help keep water out of the road. Mr. Chessia added that, now that the lots are grassed, there will hopefully be less water flow than in recent springs. However, he noted that the soils in the area are fairly tight and porous, so steady flows were likely to continue and could lead to icing issues in winter.

Ms. Crystal-Lowry expressed concern that in a winter with heavy snowfall, water might get under the road and buckle the pavement. Mr. Chessia indicated that the subdrain should prevent this. Mr. Buckley noted that since this was a private road, the HOA would hire its own snowplow contractors, who would be responsible for keeping the road safe and free of ice; he said this was within the typical scope of work for snow management and would not be a town responsibility. Mr. Loomis added that the potential for icing would hopefully be minimized by the subdrain, particularly since the soils were looser near it and would be able to absorb more water.

Mr. Micelle acknowledged that Inlet D will not capture all the stormwater they wanted as currently graded, but he hoped that the lot owners may allow the area near Inlet D to be graded going forward. They are in continuing dialogue with the owners and will remain involved in the process.

Mr. Mauch felt the new plan was a vast improvement over what was originally approved, and agreed that the lot owners may be willing to re-grade once they see how the new drainage system was working. He recommended approval with a note acknowledging that Inlet D would direct runoff into Curtis Farm Road as the area is currently graded.

*Motion by Ms. Crystal-Lowry that the Norwell Planning Board approve a plan entitled Drainage Modification Plan ("Plan") as submitted on behalf of Toll Brothers, Inc., by the McKenzie Engineering Group dated October 4, 2017, acknowledging that "Inlet D" described thereon, due to current grading and site conditions, would direct most of the runoff from the upgradient area to the west into Curtis Farm Road without additional grading modifications. Such approval of this plan, during construction, shall be conditioned upon Town officials or their agents or designees having the right to enter the site, perform inspections, and to gather all information, measurements, photographs, or other materials needed to ensure compliance with this approval. The Applicant shall submit all data and information deemed necessary by the Planning Board and/or Town officials to determine compliance with this approval. Town officials or their agents or designees entering onto the site for these purposes shall comply with all safety rules, regulations, and directives of the Applicant and the Applicant's contractors. Duly seconded and unanimously voted.*

## **PERFORMANCE GUARANTEES**

### **Wildcat Hills II - Release of Surety**

Postponed at applicant's request until October 25.

## **OTHER BUSINESS**

The Board discussed the number of physical copies applicants are required to submit, with Mr. Campbell noting that PDFs would be sufficient for him in most cases and would be easier to store. Mr. Kirkland agreed that most applicants would prefer to provide fewer copies, and suggested he could share these documents through a secure online link.



Mr. Mauch mentioned that John Kopacz was developing a plan for a traditional subdivision for part of his property, and had informally met with abutters. Mr. Kirkland viewed a preliminary plan and felt it made more sense than the original plan for an OSRD on the property. He noted there were various land court issues to resolve, but appreciated that Mr. Kopacz was making an effort to keep the farm.

Mr. Mauch advised that the case of White Barn Lane, LLC against the town had been adjudicated in favor of the plaintiffs. He noted that the ruling required them to come back to the PB for a modification of the roadway. He also briefly advised that 103 Washington Street would be on the next meeting's agenda.

#### **Town Planner's Report**

Mr. Kirkland briefly advised that he, Nicole, and the Department's Council on Aging worker had finished the listing and labeling of old plans in storage upstairs.

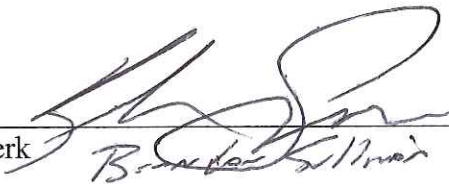
Mr. Mauch advised that Mr. Kirkland would be appearing at tonight's Board of Selectmen meeting to formally introduce himself and update them on various issues facing the Board and Department.

#### **Adjournment**

*There being no further business, motion was made by Ms. Crystal-Lowry to adjourn at 7:48 P.M. Duly seconded and unanimously voted.*

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on October 25, 2017.

\_\_\_\_\_  
Scott Fitzgerald, Clerk



Handwritten signature of Scott Fitzgerald, Clerk.

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

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