

PLANNING BOARD
TOWN OF NORWELL
TOWN CLERK

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Norwell Planning Board Meeting Minutes
6/28/2017

The meeting was called to order at 7:09 P.M. with Chair, Donald Mauch, Sr., presiding. Also present were Vice Chair, Jamie Crystal-Lowry, and Board Members Patrick Campbell and Brendan Sullivan. Unable to attend was Scott Fitzgerald. The meeting was held in the Town Hall Gym.

Agenda

Motion by Ms. Crystal-Lowry to open the meeting and accept the agenda as submitted. Duly seconded and unanimously voted.

Minutes

The minutes of the June 14, 2017 meeting were distributed and reviewed.

Motion by Ms. Crystal-Lowry to approve the minutes of the June 14, 2017 meeting as submitted. Duly seconded and unanimously voted.

Bills

The following invoices were presented for approval:

Christopher Sullivan	Minutes 6/14/17	\$150.00
Christopher Sullivan	Minutes 6/21/17	\$150.00
Christopher Sullivan	Minutes 6/28/17	\$150.00
Highway Safety Systems		\$1560.00
Chessia Consulting	427 Main St Review	\$480.00
Chessia Consulting	Barrel Lane	\$309.00
Chessia Consulting	Wildcat OSRD	\$1812.00

Motion by Ms. Crystal-Lowry to approve the invoices as presented. Duly seconded and unanimously voted.

Mr. Mauch also advised that there will be four additional invoices from the Massachusetts Municipal Association for the Planner job postings; these will total around or slightly more than \$600.00.

Motion by Ms. Crystal-Lowry to conditionally approve the MMA invoices related to the job postings provided they don't drastically exceed \$600. Duly seconded and unanimously voted.

A. W. Perry/Wildcat Hill OSRD Bond Reduction Request

Mr. Mauch advised that a request had been received from Jack Spurr, dated 6/20/17, to reduce the funds held in the Wildcat surety. They originally wanted the surety released by the end of June, but this was not possible. Mr. Mauch has met with consulting engineer John Chessia and Mr. Spurr to work out a timetable for finishing the remaining work; Mr. Chessia will go out to do the final punchlist review.

Bay Path Lane Lot Release

Mr. Mauch advised that he had received a request to release the last two lots in this development. He has talked with Mr. Chessia and Town Counsel Bob Galvin, and everything on the town's punchlist has been done.

He also noted that sufficient funds remain in surety and it is just the last two lots, and not the surety, whose release is being requested at this time. After a brief discussion, the matter was tabled so the PB can review with Mr. Chessia.

Norwell Estates Remediation Plan - Preliminary Review

Division President Dave Bauer, Land Development Manager Scott Miccile, and Project Manager Ryan O'Rourke were present for Toll Bros (TB). Also present were about six area residents. Mr. Sullivan recused himself and left for the duration of the discussion.

Before the TB representatives arrived, Mr. Mauch advised that TB's preference had been to put together a redline plan quickly. However, he did not receive the plans from TB until Friday at noon. These were forwarded to Mr. Chessia and Highway Commissioner Glenn Ferguson, neither of whom had been consulted during the plan's preparation.

Mr. Chessia and Mr. Ferguson reviewed the plans and provided feedback, which was forwarded on to Senior Project Manager David Buckley. Mr. Mauch's understanding was that TB would be prepared tonight to respond to these concerns.

Mr. Chessia advised that TB's plan appears to be viable conceptually, but provided a list of issues for the PB to consider:

1. Responsibility for the proposed pipes and inlets in the yard areas, and how the easements would be arranged.
2. The potential impact of these pipes tying into the town drainage system.
3. Safeguards against unauthorized additional tie-ins to the new drains.
4. The need for the system to capture the runoff currently leaching onto Circuit Street.
5. The need for repairs on the area of Circuit Street impacted by drainage from the development.
6. The shoulder/gutter area of 352 Circuit needs to be reworked and properly patched by a town-approved pavement company.
7. The swale and edge of the road shoulder at 350 Circuit Street needs to be reworked to effect positive drainage flow.

Robin Daniels, who is under contract to purchase 350 Circuit Street, stated that the development's homeowner's association (HOA) will assume responsibility for drainage in the development. She also noted that most towns have a bylaw preventing unauthorized tie-ins, and the HOA covenant could also be amended to prohibit this.

She also stated that an improperly graded lot that was not part of the subdivision was causing many of the problems the subdivision residents are now having to address, and asked the PB about a remedy. Mr. Campbell felt this would be a legal question between TB and the builder of that lot.

Mr. Bauer arrived at 7:50 PM. Mr. Mauch advised Mr. Bauer that he was surprised he received their plan so late in the week. Mr. Bauer acknowledged that TB had worked internally to come up with redline draft. They also sought to work with the impacted homeowners to come up with a solution that worked for them.

Mr. O'Rourke stated that he had spoken in person with all the impacted residents, except for 4 Curtis Farm Road. Ms. Daniels advised that she had only reviewed the plan for a few minutes. John Channell, 8 Curtis Farm Rd, also noted that he worked during the day and hadn't spoken to anyone. Mr. Mauch advised that this was not sufficient communication.

Ms. Daniels stated that conceptually she supported the plan. Two other residents also expressed support but noted that additional details needed to be fleshed out.

A resident asked whether TB had considered an integrated system next to the sidewalk, covered by stones, for ease of access and maintenance. Mr. Miccile replied that they could move the system further out, but this would take the system outside the right of way and require a wider easement. Mr. Campbell asked whether the system could be put under the grass strip between the road and sidewalk. Mr. Miccile replied they could not because that's where the water mains were.

Mr. Mauch asked about damage to asphalt due to water seepage at the end of resident driveways. Mr. Bauer stated that the plan was to bring the driveways to the existing pavement of the street and channel water into the pipe. They believe they're getting a lot of subsurface leach, and the ultimate goal of the system is to pick up all water and redirect it around the community and out to wetlands as originally intended.

Ms. Crystal-Lowry observed that there seemed to be a conflict between speed and thoroughness, and felt more involvement of all parties was needed. She wanted there to be good collaboration and reminded TB that the final product was more important than meeting an arbitrary deadline.

Mr. Miccile acknowledged there were still a few things to iron out and said TB wanted to receive everyone's feedback before putting pen to paper. He thinks the concept is good so far, but agreed it needed more work. Mr. Bauer added that they developed the present plan based on previous comments from Mr. Chessia and Mr. Ferguson, and they understood that additional meetings or plans may be part of the process.

Ms. Crystal-Lowry felt that a July 12 deadline was not realistic at this point. She recommended that TB meet with Mr. Chessia and Mr. Ferguson in person; meet with the residents and document their concerns; and then come back to the PB with the results before moving on to the engineering phase.

Mr. Mauch agreed that the timetable needed to be moved back. He recommended that TB continue to get resident buy-in and work with Mr. Chessia and Mr. Ferguson. He noted that the new planner was starting on 7/17/17 and has already been briefed on the issues at this development. He hoped that all would be in a position to go forward by the 7/26 meeting.

In closing, Mr. Bauer asked the PB about the possibility of expediting the work between lots 14 and 15 so that the homeowners at 350 Circuit can get a certificate of occupancy. Mr. Mauch will consult with Attorney Galvin.

40 River Street 40B Filing

Mr. Mauch noted that although the comprehensive permitting process is handled by the State, local planning boards have an opportunity to review plans and provide feedback. He has discussed the plan for 40 River Street with the Zoning Board of Appeals Chair and the Conservation Commission and advised that although it requests a number of Zoning bylaw waivers, the only one having to do with the PB regards Section 1500, Site Plan Approval.

The PB briefly discussed their impressions of the project, with Mr. Mauch expressing concern about its location in the center of town. Ms. Crystal-Lowry noted that the developer seemed to be cognizant of height in the design process, while Mr. Mauch felt the buildings still looked tall for their location. The current proposal is for 18 units and the number cannot exceed 19.

Mr. Mauch advised that it had been recommended to him that the PB send a letter to the Zoning Board indicating that it was not opposed to waiving the Site Plan Approval requirement. Mr. Campbell and Ms. Crystal-Lowry preferred to review the drawings before sending the letter. Mr. Mauch will email the files to the PB.

Other Business

Ms. Crystal-Lowry and Mr. Sullivan advised that they will be unable to attend the July 12 meeting. There was a brief discussion as to the scheduling of meetings in the Planning Office during business hours.

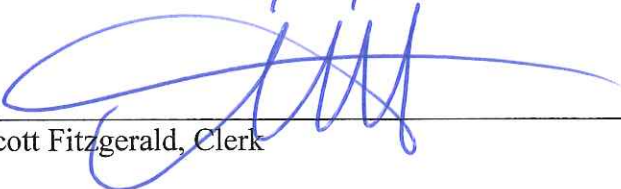
Committee Liaison Updates

Mr. Mauch briefly advised that there was a new Conservation Commission liaison to the Bylaw Review Committee. There were no updates from the other committees.

Adjournment

There being no further business, a motion was made by Ms. Crystal-Lowry to adjourn at 8:30 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 7/26/17.



Scott Fitzgerald, Clerk

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