

Office of Planning Board &
Town Planner

TOWN OF NORWELL
Norwell Town Offices, Room 112
345 Main Street
Norwell, Massachusetts 02061
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2018 AUG 13 AM 8:39
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Norwell Planning Board Meeting Minutes 7/25/2018

The meeting was called to order at 7:05 P.M. with Chair Brendan Sullivan presiding. Also present were Vice Chair Jamie Crystal-Lowry, Board Member Patrick Campbell, and Town Planner Kenneth Kirkland. Unable to attend were Scott Fitzgerald and Donald Mauch Sr. 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.

APPROVAL OF MINUTES

The minutes of the June 13 and June 27, 2018 meetings were distributed and reviewed.

Ms. Crystal-Lowry noted that the June minutes had been approved at the June 27 meeting. Mr. Kirkland confirmed that the minutes were in fact approved at the last meeting and just needed to be signed by the clerk.

At the request of the Board, Mr. Kirkland added a statement to the end of the Bay Path Square discussion indicating that the Mr. White took the PB's comments under advisement and the PB is awaiting the applicant's next steps. He also added a statement to the CPC liaison discussion indicating that Mr. Mauch had also expressed interest in being this liaison but withdrew since multiple Board members were interested.

Motion by Ms. Crystal-Lowry to approve the Minutes of the June 27, 2018 meeting as amended. Duly seconded and unanimously voted.

BILLS

The following invoices were presented for approval:

Chessia Consulting	Freight Farm	\$144.00
	Norwell Estates	\$309.00
	Old Oaken Bucket Estates	\$1485.00
	Schooner Estates	\$2471.00
	119 Washington St.	\$1404.80
	61 Accord Park Drive SPR	\$300.00

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

SUBDIVISIONS AND LAND DEVELOPMENTS

Old Oaken Bucket Estates – 26-Lot Residential Subdivision

Continued Public Hearing

Definitive Subdivision Plan

Winter Street, Cross Street, Old Oaken Bucket Road

Assessor's Map 9D, Block 49, Lots 1, 35, 62, & 65

Applicant John Kopacz present along with Attorney Walter B. Sullivan; Greg Morse and Jeff Hassett, Morse Engineering; and Marta Nover, Nover-Armstrong. Also present was consulting engineer John Chessia, Conservation Agent Nancy Hemingway, Ron Mott and Robert Woodill of the Conservation Commission, and several area residents.

Motion by Ms. Crystal-Lowry to open the continued public hearing. Duly seconded and unanimously voted.

Chair Sullivan advised all present that the hearing would start with the applicant's presentation; questions and comments would then be taken from the Conservation Commission and Board members, Mr. Chessia, and the public.

Mr. Morse advised that they had met with the Conservation Commission on July 17. At that meeting, they discussed the reconfiguration of lots 16 and 17 to pull the houses further away from the 50 foot buffer, the creation of a turtle habitat within landscape buffer zones, and the expansion of an existing wetland in Parcel I to offset the loss of an isolated vegetated wetland

Mr. Morse then gave an overview of the stormwater system, which is currently designed to direct most stormwater to supply the bogs at Webster Cranberry Farm. The bogs are currently running short of the water needed to sustain operations. Per USDA, each acre of cranberry bog needs approximately 10 acre feet of water to support it, and the purpose of the stormwater system is to increase the runoff to the farm in order to attain this number and make the bogs a sustainable operation.

The main bog reservoir features outlet control structures that are regularly monitored. The upper reservoir is mostly vegetated due to lower rainfall levels. A tailwater recovery pond is the last point of the bog system before stormwater exits the property through the Cross Street culvert.

A pump house pumps water back into reservoirs under normal conditions. The majority of excess stormwater exits through a culvert under Cross Street, with some draining to an isolated wetland behind Old Oaken Bucket Road.

Mr. Morse advised that the system achieves compliance with performance standards 1-4 through best management practices, including use of a stormwater wetland, infiltration basins in two locations, catch basins, particle separators, and roof drywell systems. The plan assumes at least 15% of each lot area to be impervious, and all lots are 100% cleared of woods; they take no credit for water storage in the bogs or for reservoir evaporation. However, they did take credit for

detention of water in the reservoir, with Mr. Morse indicating this was allowed under their reading of the regulations.

As previously requested, Mr. Morse advised that they had done an analysis of what would happen to water levels if the cranberry farm ceased to exist. Their analysis assumed that the stop-logs would be removed and the reservoirs drained, and it indicated that water levels would go down about four feet in the absence of an actively managed system.

Post-construction, all elements of the stormwater system, including the catch basin and particle separators among others, will be owned and operated by the HOA. The cranberry farm will grant a blanket easement to the Town and the HOA if any if outlet-control maintenance is needed.

Member Sullivan asked about total existing runoff in a 100 year storm; Mr. Hassett indicated this would be from 25 to 30 acre feet. In response to a question from Mr. Campbell, Mr. Morse indicated that the 100% cleared lot assumption was the most conservative assumption short of all lots being fully paved.

Ms. Hemingway noted that she and the Commissioners were here to gather information rather than comment specifically, but advised that the filing of a Notice of Intent would be required, and the Commission would rely on DEP guidance in deciding whether to approve it.

She felt that the plan's proposal to utilize stormwater to irrigate the remaining bog would be considered an alteration of a resource, whether for better or worse, that would require the filing of an Environmental Notification Form to DEP as well as consideration of impacts to downgradient resources.

Ms. Nover stated in reply that "alteration" was defined differently in the MEPA process, and felt they could address these issues with the Commission on August 21. Ms. Hemingway suggested that they obtain documentation from MEPA as to their definition of resource alteration.

Ms. Crystal-Lowry noted that the PB would be relying on input and approvals from the Conservation Commission to determine its own decision, and that it seemed to be a good time for the applicants to get more clarification from the Commission and environmental regulators as to the system design.

Mr. Woodill noted there was no guarantee that the Kopacz family would hold that bog property in perpetuity, and asked what would happen if a new owner of the property objected to the direction of stormwater there. Attorney Sullivan clarified that the bog property would have a blanket easement to the town and HOA in perpetuity for drainage purposes.

Mr. Chessia advised that the modeling the applicants used did not make sense to him; it seemed to be based on an assumption that water levels would be stabilized by the reservoir and bogs, and did not properly take into account what would happen in a big storm. In response to a question from Ms. Crystal-Lowry, Chessia indicated that he needed to see calculations run on the assumption of the reservoir operating as it currently is in order to prove no flooding would occur in large storms.

Mr. Campbell noted that the ongoing discussion about what would happen if the bogs were abandoned may have introduced some confusion into the modeling, and clarified that the applicant should look to model both scenarios (bogs operating and abandoned) going forward.

Mr. Kopacz advised that the Natural Resource Conservation Service had expressed the opinion that the bogs would absorb any excess stormwater, but Mr. Kirkland pointed out that calculations would be needed to back this claim up. Kopacz advised he had been told by the EPA years ago to prepare the farm to receive less water. He also indicated that the necessary calculations were done and just needed to be spelled out for Mr. Chessia.

Ms. Crystal-Lowry asked whether they wished to wait for feedback from the Conservation Commission before submitting the calculations. Ms. Nover felt they would be able to address Conservation's concerns and prove the project meets performance standards at the August 21 Commission meeting.

Mr. Kirkland suggested that the applicants get the Conservation Commission's input and approval before providing the calculations, as they will need documentation from the Commission that the system as designed is approvable. Mr. Kopacz assented to a continuation to September 12 to allow them to incorporate feedback received on August 21.

Motion by Ms. Crystal-Lowry to continue the public hearing to September 12 at 7:15 PM. Duly seconded and unanimously voted.

Schooner Estates – 12-Lot Residential Subdivision

Public Hearing

Definitive Subdivision Plan

Stetson Road

Assessor's Map 29A, Block 76, Lots 4, 6, 8-11, 17, 18, 20, & 43.

Motion by Mr. Sullivan to continue the public hearing to August 8 at 7:15 PM. Duly seconded and unanimously voted.

MISCELLANEOUS

Committee Liaison Reports

Mr. Campbell advised that Mr. Mauch had reconsidered his decision to be Complete Streets liaison; Campbell offered to continue on in this role.

Motion by Ms. Crystal-Lowry to appoint Mr. Campbell the PB liaison to the Complete Streets Committee. Duly seconded and unanimously voted.

Mr. Campbell briefly noted that construction of the Main Street sidewalk was ongoing.

The Board discussed the remaining open liaisons and what the obligations of Board members were regarding committee liaisons. Ms. Crystal-Lowry would like all PB members to be liaisons to a committee, but acknowledged historically this has not been the case.

Chair Sullivan advised that the Board of Selectmen (BoS) was still interviewing applicants to the Carleton committee. Ms. Crystal-Lowry felt that the seats on this Committee were not the seats of liaisons but seats of particular expertise that needed to be filled, and asked Mr. Kirkland to obtain clarification on this point from the BoS.

TOWN PLANNER'S REPORT

Mr. Kirkland advised that the updated plan for Schooner Estates included some changes to lot lines and road design. He has been working with the HOA for Henry's lane so they can address the outstanding punchlist items at the development and get a positive recommendation for surety extension. The basin restoration at Curtis Farm Road is ongoing, and expected to be finished by the end of the season.

Mr. Kirkland will be on vacation from August 2nd through the 25th.


NEXT MEETING

August 8th, 2018 – Town Hall, Room 112, 7 pm

ADJOURNMENT

There being no further business, motion was made by Ms. Crystal-Lowry to adjourn at 9:04 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 8/8/18.



Scott Fitzgerald, Clerk

Copy filed with: Office of Town Clerk
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