

PLANNING BOARD  
**TOWN OF NORWELL**

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**Norwell Planning Board Meeting Minutes  
September 14, 2011**

The meeting was called to order at approximately 7 p.m. Present were Board Members Sally I. Turner, Margaret Etzel and Kevin Jones. Kevin Cafferty and Ian Davis were absent. The meeting was held in the Planning Office.

**Draft Agenda**

Member Jones made a motion to accept the agenda. The motion was affirmed by a vote of 3-0.

**August 24, 2011 Minutes**

Member Jones made a motion to approve the minutes. The motion was affirmed by a vote of 3-0.

**Bills/Purchases**

Chessia/ Barrel Lane/\$1,019.50  
Chessia/Harvest Place/\$1,705.50  
Chessia/Wildcat Lane/\$2,807.50

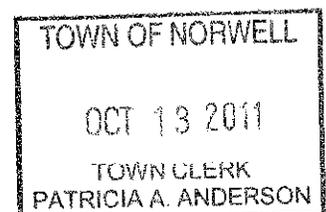
Member Jones made a motion to approve the bills. The motion was affirmed by a vote of 3-0.

**ANR 251 Mount Blue Street**

The lot to be divided was created by a variance on 3/17/77 to reduce the frontage required to 25 feet. The ZBA would have to make a MGL 40A Section 6 finding that the division of land would not make the lot more non-conforming. The applicant could then reapply with the Planning Board for the ANR approval.

The variance states that no further "subdivision" of the property shall be allowed in the last paragraph. This refers to the creation of additional building lots and not a "division" of the property which is what the applicant is applying for.

The correct legal process needs to be followed and the Board will deny this without prejudice without any ZBA approval.



Member Jones made a motion to deny the ANR request. The motion was affirmed by a vote of 3-0.

Member Jones made a motion to waive the subsequent ANR fee. The motion was affirmed by a vote of 3-0.

### **Draft Town Center Rezoning**

The Board reviewed a draft use table to replace the existing ZBL language. The Board has requested information about existing square footage of various retail uses. The Board will schedule a third working group meeting to discuss the draft use table and dimensional standards at the Planning Board meeting on 9/28.

### **Public Hearing: Harvest Place Subdivision**

It was determined at the previous Planning Board meeting on 8/24 that this meeting would be used to discuss the waiver request by the applicant.

#### **6.4.4 – Definitive Plan Contents**

15. A waiver from the requirement to locate trees has been requested. It would be unnecessary for the applicant to indicate where all trees greater than a certain diameter were located if the area was obviously going to be cleared due to construction. However, it is important that the Board know where trees greater than 20" in diameter are located in the areas adjacent to the proposed clearing boundary so that select trees may be saved with minor changes to the plan.

In a straw vote, Member Jones made a motion to deny the waiver. The motion was affirmed by a vote of 3-0.

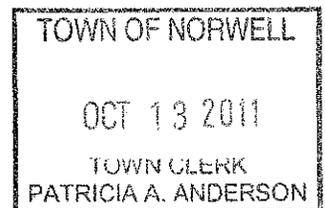
#### **6.4.7 – Traffic Impact Analysis**

A waiver has been requested from performing a Traffic Impact Analysis. New vehicle speed data for Circuit Street has not been provided to the Board. The applicant has submitted speed data taken from the Barrel Lane Commons subdivision that was completed around 2005. The Board expressed concern about the time passed since that study was completed. Also, with the Barrel Lane Commons subdivision currently being constructed the traffic on Circuit Street will increase. A Traffic Impact Analysis could take this into account. Staff will request a comment from the public safety officials. No determination on the waiver request was made.

#### **7A.2 – Typical Street Cross-Section**

A waiver from some aspects of the Typical Street Cross-Section has been requested. Specifically:

Waive the requirement for sidewalks. The Board discussed the importance of sidewalks to provide safety and promote alternative forms of transportation. The applicant stated they will propose mitigation for not constructing the sidewalks.



Waive the requirement for vertical granite curbing. The applicant clarified that they are just requesting the vertical granite curbing not be installed on the curved area where it is required, not on the cul-de-sac island or at the intersection with Circuit Street.

Waive the requirement to locate the drainage piping as indicated on the cross section. Catch basins have been added near the street intersection with Circuit Street which requires pipes to run perpendicular with the proposed roadway and to then drain toward the wetland. This may not require a waiver from the Planning Board, but the Board requested that the applicant file with Conservation as these applications should be occurring simultaneously.

No determination on these waivers was made.

#### **7A.4 – Street Width of Pavement**

A waiver has been requested for pavement width. It is proposed that a 20' wide roadway would be constructed. The Board discussed whether the roadway width should be determined strictly by the Planning Board Rules and Regulations, or if width should be determined by conditions specific to individual subdivisions. No determination on this waiver request was made.

#### **7A.15 – Leveling Area and Maximum Gradients at Intersections**

A waiver from the requirement to have the intersection grade more than 5% within 150 feet of the intersection has been requested. Safety is maximized when intersections occur at a geographically level location. This waiver would need to be granted or the subdivision denied. No determination on this waiver request was made.

#### **7A.20 – Curb/Berm**

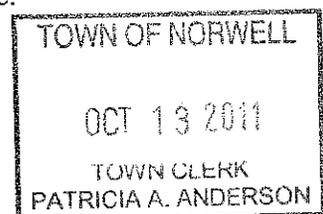
Waive the requirement for vertical granite curbing at the cul-de-sac radius. See 7A.2

#### **7C.3 – Minimum Design Criteria for Stormwater Basins**

1. Waive the required slope on the outside of the basin from 4:1 to 3:1. It is unclear what the benefit to the town would be for granting this waiver. The Board will discuss this further after John Chessia reviews the drainage materials. No determination on this waiver request was made.

#### **7C.4 – Minimum Design Criteria for Drainage Pipes**

1. A waiver from the required 2.5 feet of cover has been requested. This waiver is for two sections of pipe. The reinforced concrete pipe could be constructed at the appropriate depth below the gravel section. The other section would be constructed using ductile iron pipe and have approximately 1 foot of cover. Without this waiver the drainage basin near the intersection would need to move further up the hill. John Chessia did not recommend moving the basin for a cover issue, but would recommend that the pipe be below the gravel depth. No determination on this waiver request was made.



**7D.4 – Dead-End Watermains**

A waiver to allow a dead-end water main is proposed for this subdivision. Staff received a letter from the water department which said they would allow a dead-end watermain, but that a utility easement connecting with Barrel Lane near the Barrel Lane Commons easement would be requested. No determination on this waiver request was made.

The applicant made a request to continue the deadline for action until 12/2/2011.

Member Jones made a motion to approve the applicant's request to continue the deadline for action until 12/2/2011. The motion was affirmed by a vote of 3-0.

Member Jones made a motion to approve the applicant's request to continue the public hearing until September 28<sup>th</sup> at 8:45. The motion was affirmed by a vote of 3-0.

**Public Hearing: Circuit Street / Harvest Place Scenic Road**

Member Jones made a motion to approve the applicant's request to continue the public hearing until October 12<sup>th</sup> at 7:30. The motion was affirmed by a vote of 3-0.

**ADJOURNMENT:**

At 10:00 p.m., Member Jones moved that the Board adjourn. The motion was approved by a vote of 3-0.

I certify that the above minutes were reviewed and approved by the majority vote by the Planning Board on September 28, 2011.

  
Sally Turner, Clerk

