

Norwell Planning Board Meeting Minutes
February 17, 2005 Special Session

The meeting was called to order at 7:00 p.m. Present were Board Members Richard Parnell Barry, Bruce W. Graham, James M. Ianiri, Karen A. Joseph and Sally I. Turner and Town Planner Ilana Quirk.

DISCUSSION. Agenda. 7:00 p.m.

Member Graham moved and Member Ianiri seconded that the Board accept the agenda as written. The motion was approved 5-0.

PUBLIC HEARING. Common Driveway By-law Article. 7:00 p.m.

All Members were present.

Member Ianiri read the public hearing notice to open the public hearing. He read correspondence received by the Board, including an October 7, 2004 e-mail from Highway Surveyor Paul Foulsham and November 2, 2004 correspondence from the Conservation Agent. The Board noted that it received verbal comments from Fire Chief Rosebach and from the Board of Selectmen.

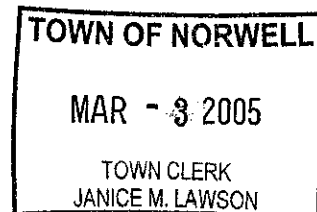
Member Joseph opened the meeting to members of the public.

Mr. Robert J. Lannin of 197 Pine Street asked the Board to explain why common driveways are necessary and if they would change the character of the Town.

Member Joseph explained that the goal is to limit the number of curb cuts onto public ways, for public safety reasons. Fewer curb cuts make a road safer and result in fewer drainage problems. The proposal would provide property owners with more creative options to develop land, rather than just an ANR lot or a subdivision, but each lot would have to conform to zoning to be eligible for a common driveway permit and the area of the common driveway could not be counted toward lot area.

Member Ianiri noted that the by-law would enhance the character of the Town.

Member Turner noted that land that is wet might be easier to develop under the by-law. It was noted though that an owner of land that is wet can seek permission from the Conservation Commission to cross a wetland now and this permission is often given. The common driveway alternative may help to prevent such crossings. It also was noted that, until a few years ago, the Zoning By-law was interpreted to allow common driveways and multiple common driveways already exist in the Town.



Members Turner and Barry questioned the definitions of a private and public ways. A public way is only a way duly accepted by Town Meeting under G.L. c.82. A private way includes all other ways. A common driveway must intersect a public way be set back from private ways.

Member Graham moved and Member Ianiri seconded that the Board give a favorable report to Town Meeting on this article. The motion was approved 5-0.

**DISCUSSION. Minutes. 7:40 p.m.
February 16, 2005 Regular Session Minutes.**

Member Graham moved and Member Ianiri seconded that the Board vote to approve the February 16, 2005 Regular Session minutes. The motion was approved 4-0-1, with Member Ianiri abstaining.

DISCUSSION. Submission Deadlines for Revised Materials. 7:45 p.m.

The Board discussed its longstanding policy of requiring subdivision applicants to submit revised materials that require technical review at least three weeks in advance of the meeting at which the materials are to be discussed. The policy is not being followed routinely by the applicants. The Planner suggested that the policy be refined and provided the Board with a memo setting out a list of suggested deadlines for submission of materials at the Board's meetings for the next year. The Board discussed the suggestion that it go back to requiring materials to be submitted by noon and that it impose a requirement that public holidays not count toward the three week deadline.

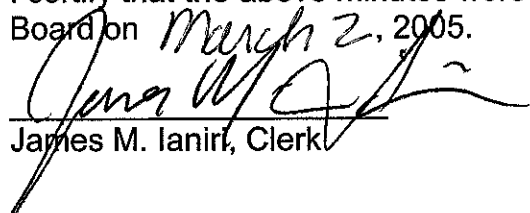
The Board discussed its policy to routinely grant continuances to subdivision applicants and considered the options available to try to make the Board's meetings more productive and avoid the practice by most applicants of continually revising the plans sets, which is time consuming and very expensive.

Member Turner moved and Member Graham seconded that the Board adopt the submission deadlines and other suggestions set forth in the Planner's February 17, 2005 memo and that that the memo be published on the Town's web site and be distributed to applicants and their engineers. The motion was approved

Adjournment. Discussion. 8:00 p.m.

At 8:00 p.m., Member Graham moved and Member Ianiri seconded that the Board adjourn. The motion was approved 5-0.

I certify that the above minutes were approved by majority vote of the Planning Board on *March 2, 2005.*


James M. Ianiri, Clerk

