

Norwell Planning Board Meeting Minutes  
November 9, 2005 Regular Meeting

The meeting was called to order at 7:06 p.m. Present were Board Members Richard Parnell Barry, Bruce W. Graham, James M. Ianiri, Karen A. Joseph and Sally I. Turner and Planner Ilana Quirk.

**DISCUSSION. Draft Agenda. 7:00 p.m.**

The Board added scheduling, a construction update and a stormwater update to the draft agenda as discussion items. Member Ianiri moved and Member Joseph seconded that the Board approve the draft agenda as amended. The motion was approved 5-0.

**DISCUSSION. Minutes. 7:05 p.m.**

October 26, 2005 Minutes.

Member Ianiri moved and Member Turner seconded that the Board vote to approve the October 26, 2005 minutes. The motion was approved 5-0.

**DISCUSSION. Winslow Commons. 7:10 p.m.**

The Board reviewed a plan entitled "Winslow Commons, Norwell, Massachusetts," prepared by GCG Associates, Inc., dated October 31, 2005, consisting of 15 sheets, that was delivered to the Planning Office on November 7, 2005.

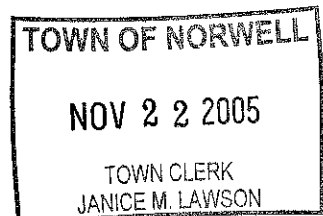
Member Ianiri moved and Member Barry seconded that the Board vote to acknowledge submission of the October 31, 2005 Winslow Commons Subdivision Plan at tonight's meeting, November 10, 2005. The motion was approved 5-0.

**DISCUSSION. Scheduling. 7:15 p.m.**

The Board discussed the meeting scheduled for November 23, 2005 and determined that at least three members could not attend due to the Thanksgiving holiday. Due to the press of business, the Board discussed canceling the meeting on November 23<sup>rd</sup> and holding a meeting, instead, on November 21<sup>st</sup>.

Member Ianiri moved and Member Barry seconded that the meeting scheduled for November 23, 2005 be cancelled and that a meeting be added on November 21, 2005. The motion was approved 5-0.

**DISCUSSION. Construction update. 7:20 p.m.**



The Planner provided an update regarding the following projects:

- Brattle Street: A surety review request has been made and forwarded to Coler & Colantonio, Inc.
- Barrel Lane: Additional drainage information has been received by Coler & Colantonio, Inc. from the applicant's engineer and a reminder was provided that the information must be provided to the Planning Office as well, with the required copies.
- Holly Berry: A grading plan has been provided to Coler & Colantonio, Inc. and the applicant has been reminded that a copy must be forwarded to the Planning Office before a report from C&C can be issued.
- Forest Ridge: Coler & Colantonio, Inc. has reported that a water main problem occurred this week and that paving may be delayed as a result.

**PUBLIC HEARING. Cowings Lane. 7:30 p.m.**

All members were present. The Clerk read the public hearing notice to open the public hearing. Applicant Eugene Mattie was present.

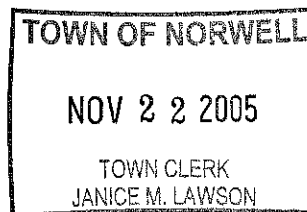
The Board noted that, unfortunately, the necessary review fee funds were not in place and, as a result, the technical review by the Board's consultant of the revised plans was delayed until the funds were received and the report was not received in time to be discussed this evening. The Board discussed the need to continue the hearing and that there is no need to extend the deadline for final action at this point.

Member Ianiri moved and Member Barry seconded that the Board continue the public hearing on Cowings Lane to November 21, 2005 at 7:30 p.m. The motion was approved 5-0.

**DISCUSSION. Henry's Lane (fka Joshua's Landing) 7:35 p.m.**

Member Ianiri noted that he is ineligible to vote on the project because he missed one night of the public hearing and he left the meeting.

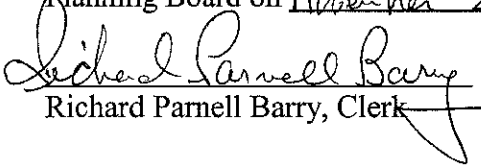
The Board reviewed the draft decision, dated November 3, 2005. The Board members reviewed and discussed each draft finding of fact, each draft waiver and draft condition of approval set forth in the November 3, 2005 draft decision. The Board made the motions and took the votes set forth in the copy of the final decision attached hereto that was filed with the Town Clerk's office the day following the meeting. The project was conditionally approved by a vote of 4-0, with Member Ianiri absent.



**DISCUSSION. Adjournment. 9:45 p.m.**

At approximately 9:45 p.m., Member Barry moved and Member Turner seconded that the Board vote to adjourn. The motion was approved 4-0, with Member Ianiri absent.

I certify that the above minutes were reviewed and approved by majority vote by the Planning Board on November 21, 2005.

  
Richard Parnell Barry, Clerk

