

Norwell Planning Board Meeting Minutes
February 1, 2006 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. 7:06 p.m.

Member Ianiri moved and Member Barry seconded that the Board approve the draft agenda as amended. The motion was approved 5-0.

DISCUSSION. Minutes. 7:06 p.m.

January 18, 2006 Minutes.

Member Joseph moved and Member Barry seconded that the Board vote to approve the January 18, 2006 minutes. The motion was approved 4-0, with Member Ianiri abstaining.

DISCUSSION. Bills. 7:10 p.m.

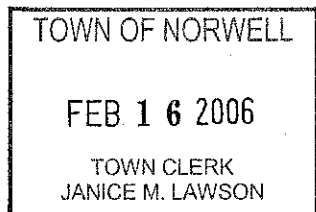
Member Ianiri moved and Member Joseph seconded that the Board vote to approve and authorize payment of the following bills:

Coler & Colantonio, Inc. Review Fee Bills

Barrel Lane:	\$1,578.80
Brattle Street:	\$ 245.45
Clapp Brook:	\$ 255.83
Cordwainer :	\$ 90.00
Cowings Lane:	\$1,124.32
Forest Ridge:	\$ 90.00
Laurelwood:	\$ 426.52
Lot 54 Longwater Dr.	\$1,258.84
Winslow Commons:	\$4,041.86

Alison Demong	
Master Plan Edits:	\$840.00

The motion was approved 5-0.



DISCUSSION. 48 Mt. Hope ANR Plan. Henry Zollin. 7:10 p.m.

The Planner presented the Plan. The Board reviewed the ANR Plan and the draft decision prepared by the Planner, dated January 17, 2006.

Member Ianiri moved and Member Barry seconded that the Board vote to adopt the staff recommendations set forth in the January 17, 2006 draft decision and to endorse the ANR Plan entitled "Plan of Land in Norwell, Massachusetts prepared for Henry R. Zolin," and signed and sealed by Professional Land Surveyor Christopher S. Kelley on January 12, 2006 for land located at 48 Mt. Hope Street.

The motion was approved 5-0.

DISCUSSION. Stormwater Zoning By-law Report to Advisory Board. 7:15 p.m.

All members were present and reviewed the draft report dated January 23, 2006, based upon the results of the January 18, 2006 public hearing regarding two zoning by-law amendments that are proposed. The first amendment would amend Zoning By-law §2423 to refer to the new stormwater definitions that are proposed in the second amendment. The impact would be to define the elements of a stormwater management system and exclude all of the elements from the calculation of upland area. Presently, a lot owner may include certain drainage easement areas in the upland calculation. The amendments would change that practice and would provide detailed definitions of each part of such a system.

Member Ianiri moved and Member Barry seconded that the Board vote to adopt the draft report and send it to the Advisory Board. The motion was approved 5-0.

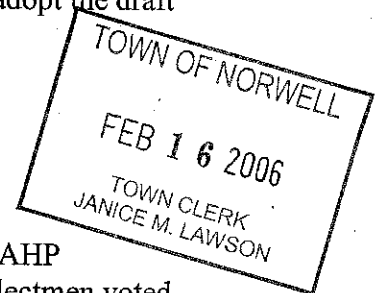
DISCUSSION. Updates. AHP. Budget. Master Plan. 7:20 p.m.

Affordable Housing Partnership.

Member Graham provided the Board with a report and announced that the AHP presented an affordable housing plan to the Board of Selectmen and the Selectmen voted to adopt the plan at the Selectmen's last meeting. The plan is based upon work done as part of the Master Plan process. The Selectmen are taking the necessary steps to sign and transmit the plan to the state for approval.

Budget.

Member Graham provided the Board with a report and noted that his presentation of the Planning Board's budget to the Board of Selectmen went well. He informed the Board that the Board of Appeals is seeking an expansion of its budget to provide for professional staff to provide assistance. The BOA can no longer operate without professional staff. He discussed the potential with the BOA chairwoman and members of the Selectmen that there could be a Director of Planning position that could be developed



to provide assistance to both planning and zoning. Member Joseph noted that she had a similar discussion, as part of the Stormwater Committee effort, because there will be more duties created relating to oversight of stormwater and more staff time will be required. Member Graham noted that he is aware of a source for a draft job description and will look into it.

The Planner noted that Town Counsel has asked that the Planning Board given an indication as to whether it would be willing to be the permit granting authority for stormwater. The Board discussed the issue and determined that this is a decision to be made in cooperation with the Selectmen and that, if the stormwater tasks were to be assigned to the Planning Board, then expansion of staff would be required.

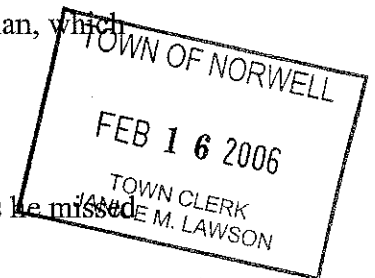
Master Plan.

Member Graham provided an update to the Board. The final master plan product is ready for publication. Member Graham provided color copies of the executive summary and black and white copies of the final full version. The intention is to distribute the summary to all households via bulk mail and to produce about 40 full copies. The Planning Board decided that it would publicize and hold a meeting on the master plan to discuss it with and announce it to the public.

Member Graham previously explained the bill noted above for the master plan, which was for editing services to produce a final, professional product.

PUBLIC HEARING. Cowings Lane Subdivision. 7:40 p.m.

All members were present; however, Member Graham did not participate as he missed one iteration of the public hearing. Member Joseph chaired the hearing.



Clerk Barry read the public hearing notice to open the continuation of the public hearing. Clerk Barry announced the materials submitted since the last iteration of the public hearing, which was held on January 4, 2006.

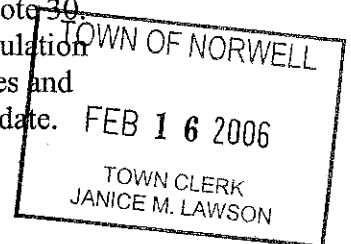
Applicant Eugene Matter, the Manager Member of Cowings Lane, LLC, and Engineer Joshua Bows of Merrill Associates, Inc. were present.

Engineer Bows gave a brief presentation, to note the changes that have been made to address the sight distance issues. Mr. Mattie provided the Board with a letter of intent from the abutters at 200 Summer Street to provide a sight distance easement. The Board discussed the issue with Engineer John Chessia of Coler & Colantonio, Inc., the Board's engineering consultant. Engineer Chessia confirmed that the diagram attached to the letter of intent is the same as what is shown on the plan. Engineer Chessia noted that the 3.5 feet of sight distance clearance must be tied back to the elevation of the point at which the sight distance is measured (i.e., at the exit to the subdivision roadway), so that the proper clearance is provided.

Member Joseph asked Mr. Mattie to provide an update on the arrangements that he is making to convey Parcel B to a land conservation trust. Mr. Mattie provided the Board with two letters from the Maxwell Trust, indicating that the Trust is aware that Parcel B would have a drainage basin on it and still is interested in acquiring it through a donation and indicating that the Trust would restrict the use of the land to the drainage basin and its repair and maintenance and to walking trails that would be limited to 5 feet in width and meander around existing trees to the extend possible and provide drainage under the path, as necessary with limited pipe culverts. No horse riding or walking would be allowed and all motorized vehicles would be prohibited. Mr. Mattie stated that cross-country skiing would be allowed. He noted that no public parking would be provided.

Engineer Chessia confirmed that all outstanding drainage issues are resolved.

Member Barry asked Engineer Bows to identify where the gas and sand traps are addressed. Engineer Bows replied that they are addressed on Cut Sheet 17, Note 30. Member Barry asked for an explanation for the request for a waiver from Regulation §7E. Engineer Bows noted that the waiver is only as to electric utility switches and transformers as the electric company will locate them above ground at a later date.



The public had no questions.

The Board discussed the February 17, 2006 deadline for final action. The deadline leaves the Board with only one meeting to act and concern was expressed that a snowstorm or illness of a member could create a problem. Mr. Mattie provided a written request that the Board extend the deadline for final action on Cowings Lane to March 3, 2006.

Member Ianiri moved and Member Barry seconded that the Board approve the Applicant's request that the deadline for final action be extended from February 17, 2006 to March 3, 2006. The motion was approved 4-0, with Member Graham abstaining.

Member Ianiri moved and Member Barry seconded that the Board vote to close the public hearing on the Cowings Lane Subdivision Project. The motion was approved 4-0, with Member Graham abstaining.

DISCUSSION. Master Plan. 8:10 p.m.

Member Graham explained that the appointments to the Master Plan Steering Committee have lapsed and asked the Board to vote to renew them.

Member Ianiri moved and Member Turner seconded that the Planning Board vote to reappoint the presently active members to the Master Plan Steering Committee. The motion was approved 5-0.

DISCUSSION. Hawthorne Lane. 8:15 p.m.

Member Turner noted that she is aware that the Hawthorne Lane project is wrapping up and that there is discussion that the adjacent land may be developed soon. The Planner recommend that Lot 17 (the roadway connection stub) not be released from the subdivision covenant until all work at Hawthorne is accomplished.

TOWN OF NORWELL
FEB 16 2006
TOWN CLERK
JANICE M. LAWSON

DISCUSSION. Adjournment. 8:20 p.m.

At approximately 8:20 p.m., Member Barry moved and Member Turner seconded that the Board vote to adjourn. The motion was approved 5-0.

I certify that the above minutes were approved by majority vote by the Planning Board on

February 15, 2006.

Richard Parnell Barry
Richard Parnell Barry, Clerk

TOWN OF NORWELL
FEB 16 2006
TOWN CLERK
JANICE M. LAWSON