

Norwell Planning Board Meeting Minutes
July 19, 2006

The meeting was called to order at approximately 7:02 p.m. Present were Board Members Richard Parnell Barry, Bruce W. Graham, Karen A. Joseph and Sally I. Turner. Charles Markham joined the meeting later.

DISCUSSION. Draft Agenda

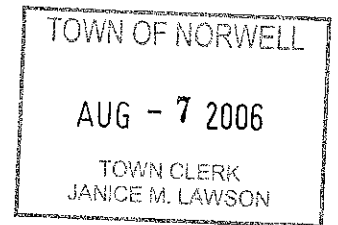
Member Barry moved and Member Joseph seconded that the Board accept the agenda as amended, with the addition of Laurelwood and Master Plan update. The motion was approved 4-0 with Member Markham absent.

DISCUSSION. Minutes, July 5, 2006

Member Barry moved and Member Joseph seconded approval of the July 5, 2006 minutes. The motion was approved 4-0 with Member Markham absent.

DISCUSSION. Bills.

Coler & Colantonio	(Cowings Lane)	\$2,331.34	
"	"	(Finagle-a-Bagel)	\$3,012.22
"	"	(Forest Ridge)	\$ 657.14
"	"	(Henry's Lane)	\$ 217.50
"	"	(Laurelwood)	\$ 431.35
"	"	(Marsh Liquors)	\$3,263.28
"	"	(SS Medical Ctr.)	\$ 290.08
"	"	(134 Washington St.)	\$ 428.12
"	"	(400 Washington St.)	\$ 485.00
Patriot Ledger	(Advert. Sub. R/R changes)	\$ 140.70	
Chessia Consulting	(Henry's Lane)	\$ 334.45	
"	"	(Laurelwood)	\$ 553.12
"	"	(Laurelwood)	\$ 718.12



Member Barry moved and Member Joseph seconded that the bills be approved for payment and the vouchers signed. The motion was approved 5-0.

DISCUSSION. Affordable Housing Report.

Neil Farmer, the Planning Board's appointee to the Affordable Housing Committee, attended. We reviewed the Affordable Housing Plan (AHP) recently drafted by the Affordable Housing Committee, chaired by Bruce Burgess. Neil thinks most sites are small and will not get us where we need to be as far as building 25 units per year. Large sites which would be suitable are scarce and scattered. He commented that some aspects of the AHP actually go against the Master Plan, i.e., housing proposed in the Industrial area. Neil presented a conceptual plan prepared for A. W. Perry by L & M Design of Radnor, PA, dated April 6, 2006, showing 181 units (approx 1,500 to 1,800 sq. ft) in a series of multi-story, multi-family buildings with both town-house and single-level units, as well

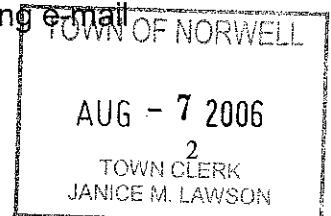
as 6 single-family lots. He sought the Planning Board's general thoughts on a large-scale development such as this that would start to address the Town's Affordable Housing obligation. The Planning Board was seeing the plan for the first time. Member Graham explained that this proposal would be a "friendly 40-B" project, as it would utilize some Town-owned land on Wildcat Lane. Neil says he doesn't think that 181 units in this location would impact the immediate neighborhood as much as increased traffic would affect Pleasant Street and South Street. Instead of the six single-family lots shown on the plan, he would rather see 30 rental units, so that 75 units could be counted as affordable (25% of the units to be sold and 100% of the rental units). A lengthy discussion ensued. Member Joseph expressed doubts about the value of the tradeoff of using the Town's property vs. having to do a wetlands crossing. She also thinks the traffic increase would be a big problem, and that the site can not support such a number of units because of the extensive wetlands. She noted that the plan does not have any of the engineering information needed to really evaluate the proposal. Member Markham would like to see more than 25% affordable, restricted to over age-55 housing. Neil thinks the developer would be amenable to providing some amenities, such as bike trails, extending the waterline, and roadway improvements on Wildcat Lane. Neil recommended taking the proposal to the next step so further engineering and the many missing details can be evaluated. Member Graham reminded the Board that a vote of Town Meeting will be required to transfer any land to A.W. Perry for this purpose. Diane Malloy, a resident of Wildcat Lane, expressed disapproval of the whole proposal on the behalf of herself and most area residents. Member Graham said he would ask our engineer, John Chessia, for an estimate of a study to determine the ball-park cost of a wetland crossing such as would be needed on this site if the Town-owned land were not available. Member Markham opined that the Community Preservation Committee might have funds available to pay for such a study, but the Planning Board was not comfortable with any Town expenditure at this time.

DISCUSSION. Cowings Lane. Request for Extension of Endorsement.

Eugene Mattie attended, and requested a 90-day extension until November 13, 2006, per his letter to the Board dated July 18, 2006. He acquired ownership of the parcel last week, and so notified the Board. Stuart Cole is co-owner. Mr. Mattie stated he is making progress on finalizing the Homeowners' document, the easement documents, and the restrictive covenants, and they will be submitted to the Board shortly. Member Graham requested submission electronically to save time. Notes to be placed on the plan have been sent to his engineer, and lighting cut sheets have been submitted to the Board. Member Joseph moved and Member Barry seconded that the Board grant the extension from August 6th to November 13, 2006. The motion was approved 5-0.

PLANNER INTERVIEW – Todd Thomas – 2nd Interview

Todd Thomas appeared for his 2nd interview. He asked for a description of a day (or a quarter) in the life the Town Planner. Member Graham spoke about how we manage the relationship with developers and applicants, including e-mail



tracking; inquiries from the public regarding subdivisions and Planning Board policies; ANR applications and interfacing with other Town boards and commissions. Member Markham emphasized the wisdom of doing minutes promptly as a way to keeping up to date on current issues. Mr. Thomas expressed his wish to work in a situation with varied duties and responsibilities. Member Turner described Norwell as a big city in microcosm. Member Barry asked how long he would intend to stay with the Town of Norwell; Mr. Thomas replied he would probably stay 6-8 years at least. Mr. Thomas would like to see the center of town being more pedestrian-friendly. Member Joseph asked what recommendations he would make for zoning changes in the Town center. He suggested innovations will be needed to keep the semi-rural feel of the Town, while allowing for desirable development, and gave several examples. A discussion of the 40B situation ensued. If we decided to hire Mr. Thomas, he could begin on September 1. Member Markham moved and Member Barry seconded to offer Mr. Thomas the Planner position, and ask for his response by our next meeting on August 2nd. The motion was approved 5-0.

Discussion. Master Plan Update

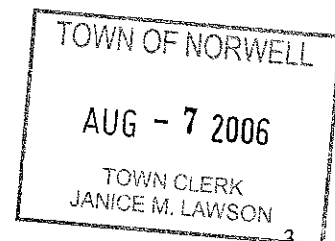
Master Plan edits finally done and printing will take 1 ½ weeks. Printing costs are covered. Final document should be ready next week.

DISCUSSION. Laurelwood

Per John Chessia's memo, the drainage basins are not working. Member Joseph and Member Graham have both visited the site. The developer wants funds returned. The revised punchlist is now down to \$180,000, whereas we are holding a \$500,000 bond. It is speculative to consider how much money to return until they determine what will be required to rework the basins. John Chessia thinks the basins may turn out to be retention basins instead of detention basins at this point and all engineering may have to be revised. There are paving issues outstanding as well. Member Graham will send the developer an e-mail transmitting our engineer's comments, and advising them to engage an engineer to do a new plan for making the basins functional, and that said plan will have to be reviewed by John Chessia. Any requests for release of funds will be considered after this process is completed. Member Barry moved and Member Markham seconded that we proceed as Member Graham suggested. Motion was approved 5-0.

DISCUSSION. Birchwood – Possible Drainage Easement Incursion.

The Conservation Agent called our attention to a possible incursion onto a drainage easement at Fieldstone Way. We agreed to table the discussion until next meeting pending receipt of more information.



DISCUSSION. Adjournment.

At approximately 9:18 p.m., Member Barry moved and Member Markham seconded that the Board adjourn. The motion was approved 5-0.

I certify that the above minutes were reviewed and approved by majority vote by the Planning Board on *August 2*, 2006.

Sally I. Turner
Sally I. Turner, Clerk

