

Norwell Planning Board Meeting Minutes
July 5, 2006

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Richard Parnell Barry, Bruce W. Graham, Karen A. Joseph, Sally I. Turner and Charles Markham.

DISCUSSION. Draft Agenda

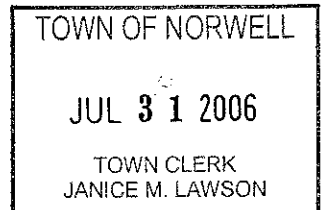
Member Barry moved and Member Turner seconded that the Board accept the agenda as amended, with the addition of Rules and Regulations final draft, Master Plan, Planning Board role in Site Plan Review/ZBA, Administrative Assistant, 1642 committee, and corner of Cross and Main Streets (Modern Continental). The motion was approved 5-0.

DISCUSSION. Minutes, June 21, 2006

Member Barry moved and Member Joseph seconded approval of the June 21, 2006 minutes. The motion was approved 5-0.

DISCUSSION. Bills.

Corporate Express (Misc. office supplies.)	\$ 30.12
Postage for F/Y 2006 (Internal)	\$ 120.94
Charles Markham (reimbursement for Lorman Planning seminar)	\$ 369.00



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

DISCUSSION. Rules and Regulations

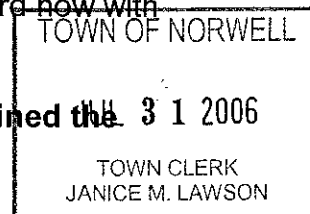
Chairman Graham has not completed the final corrected copy of the Rules and Regulations as amended at our Public Hearing on June 7, 2006. He has been in communication with the Town Clerk, and when the final copy is ready, he will distribute it to her and to the Board members.

DISCUSSION. Master Plan.

Member Turner expressed concern about the controversy being waged via e-mails between Chairman Graham and members of the Selectmen over the critical letter sent by Marlin Hawthorne to many Town Officials. The letter was also sent to the newspaper. It seeks to discredit the Master Plan and the Planning Board, but the objections are very minor when looked at closely. Member Turner suggested that the Planning Board might want to schedule a joint meeting with the Selectmen to diffuse this controversy. Chairman Graham responded that since Marlin's concerns are centered on the Housing component of the Master Plan, with no mention of any other component, and he (Bruce) is satisfied that the Master Plan does address the Housing component properly, it would be better that the Planning Board not respond. If necessary, Mark Devine,

as chair of the Master Planning Steering Committee, could call such a forum at some future date. Member Barry opined that the Selectmen should take action or not as they see fit. Agreed to stand pat at this time and go forward now with printing the final full document.

7:15. Planning Board Engineering Consultant John Chessia joined the meeting.



DISCUSSION. Wildcat Endorsement Issues.

Present for the Applicant were Engineer Brad McKenzie, Richard Beal of A.W. Perry, and Paul Gallagher. Mr. McKenzie stated they are looking at the time remaining for endorsement, and noted the latest 90-day extension runs out on or about July 23, 2006, with a final possible date of September 22, 2006. They have gone over John Chessia's latest review letter to determine the issues remaining prior to endorsement, but their real concern is Town Counsel's review of legal documents (Homeowner's Association Trust, Restrictive Covenants, Sewage Trust for Treatment Plant). Chairman Graham will contact Town Counsel to ask for his review. Engineer Chessia stated he only has a few remaining issues: the question of granite curbing, and that the Certificate of Vote Book and Page recording information be shown on the front of the final Plan (this has now been done). We noted that a field change was previously granted by the Planning Board to allow Cape Cod berm along certain sections of the road. The Water Department is concerned that the contiguous water main extension in Wildcat Lane to connect with Old Pottery Lane needs to be shown on the Definitive Plan, with a note that the extension should be completed prior to construction of the Subdivision. Note was made of a letter from the Water Commissioners dated June 24, that they will not commit to supply water to the Subdivision unless their issue is addressed. Mr. McKenzie pointed to item 38 in the Certificate of Vote, plus the note on the Plan. Member Barry suggested what is needed is the water main in Wildcat being shown on a plan with specifications of pipes and gates. A letter to the Planning Board from the Water Commissioners that they are satisfied with submittals will be needed prior to endorsement. Both Chairman Graham and Mr. McKenzie will contact the Water Superintendant, Jack McInnis, to facilitate agreement. Mr. Beal requested another 60-day extension (beyond the previously granted 90-day extension), with deadline for endorsement to be September 22, 2006. Member Barry moved and Member Markham seconded that the extension be granted. The motion was approved 5-0.

DISCUSSION. Town Planner position.

Member Barry reported that he has checked three of the references given us by applicant Todd Thomas. All three gave excellent recommendations and thought he would be a great success in the position. We agreed to ask Todd to come back for a 2nd interview on July 19 at 7:45, if he is available. In the meantime, Bruce will repost the position on the MMA website between now and then, even if we will be charged about \$300, to see if there is any other interest.

DISCUSSION. Webb Site Plan – 134 Washington Street.

The Board noted that a new plan and explanatory letter was just received today, so Engineer Chessia has not had a chance to review it. Chairman Graham will check the review account to see if funds have been received for John Chessia to do his next review. We received copies of a letter from the ZBA regarding the status of this project with them. Member Joseph reminded the Board that we had requested a detailed letter explaining the changes he intends to include on his amended plan.

TOWN OF NORWELL
JUL 31 2006
TOWN CLERK
JANICE M. LAWSON

DISCUSSION. Harbor Lane.

The Board reviewed an explanatory letter and plan from James and Maureen Kelliher regarding improvements they have made to the cul-de-sac in front of their home at the end of Harbor Lane. Paul Foulsham was sent a copy of the letter and plan, but has not made a comment. Chairman Graham explained that if the changes the Kelliher's have made do not rise to the level of a Modification of a Subdivision, but are such that we would normally accept as a field change, we could determine that no action is needed. It was agreed to file the letter and plan, and take no action.

HOLLY BERRY – As-built Signoff.

The Planning Board noted receipt of the mylar plan entitled "Roadway As-Built Plan for Holly Berry Trail in Norwell, Mass." dated December 12, 2005, with the latest revision date of March 6, 2006. Member Barry noted that John Chessia has pointed out that the plan still does not reflect the 8 or 9 changes called for in a letter from Jack McInnis dated March 28, 2006. In a letter dated May 24, 2006, Paul Mirabito stated he has included all information required by Regulation 4.6.6; the information requested by the Water Department was not shown on the plan because the Regulations and the conditions of the Certificate of Vote do not require it. We will postpone action on this for another two weeks.

DISCUSSION. Administrative Assistant

It turns out that the Town Accountant was correct in her interpretation that the Town Meeting must approve an article authorizing a revolving fund under Ch. 44 59e before the Wetlands Funds can be used to partially fund the proposed 16-hour Administrative Assistant position. We are now ready to post the 26-hour and the 11.5-hour positions.

"COMMUNITY PRESERVATION COMMITTEE" Appointment.

Member Barry moved and Member Joseph seconded that Charles R. Markham be appointed the Planning Board's representative to the Community Preservation Committee. The motion was approved 5-0.

DISCUSSION. South Shore Medical Center. 9:30P.M.

The Board approved a draft of a letter to be sent to the Zoning Board of Appeals, with the request that it emphasize that our recommendation is only in regard to the narrow issue of whether the proposed parking area be gravel or paved.

When that issue is decided, we expect to continue our review of drainage and other issues. Member Joseph will send the letter to Meredith Schmid so she can prepare a final copy for Chairman Graham's signature.

DISCUSSION. Planning Board role in ZBA Site Plan Review.

Member Joseph suggested we schedule a joint meeting to discuss the Site Plan Review process in an effort to correct some aspects of the process that are not working. Chairman Graham would like to see lesser participation on the part of the Planning Board, even suggesting that the By-Law be amended so the Planning Board's role is more perfunctory. We are not the Special Permit-granting authority, so he questions what value we add. Member Barry disagreed, saying that we do have influence to bring about a better result in the majority of cases. The hearings we hold give interested persons a chance to weigh in at a "pre-review" of issues before going to the Public Hearing. Member Joseph noted the ability of the Planning Board to review the technical aspects of a project so as to assist the ZBA. She thinks the process is designed so there is a check and balance with the ZBA on technical issues. Member Turner pointed out that the Zoning By-Law requires the Planning Board to do Site Plan Review because we have extensive experience with drainage, impervious surface, grades, and sight distance. To those who say the Planning Board review slows applications down, we should point out that our role is to focus on the outcome, not the speed of the review. We have had joint meetings with the ZBA in the past to clarify our respective roles, and another meeting would be constructive. Chairman Graham will contact the ZBA Chair Lois Barbour to arrange a time for a joint meeting.

DISCUSSION. 1642 Committee.

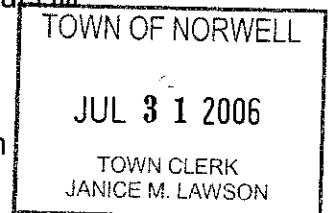
Chairman Graham reported that he has taken steps to contact the members of the 1642 Committee to get a first meeting scheduled. All members have been appointed.

DISCUSSION. Corner of Cross and Main Streets (Modern Continental)

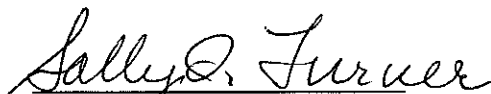
Member Joseph reported that she has noticed grading work on the second lot on Cross Street, and questioned whether that is approved as part of Walnut Hill Subdivision. She will follow up by reviewing the file.

DISCUSSION. Adjournment.

At approximately 9:03 p.m., Member Barry moved and Member Joseph 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 _____, 2006.


Sally I. Turner, Clerk