

TOWN OF NORWELL  
JUN 22 2006  
TOWN CLERK  
JANICE M. LAWSON

Norwell Planning Board Meeting Minutes  
June 14, 2006

The meeting was called to order at approximately 7:08 p.m. Present were Board Members Richard Parnell Barry, Bruce W. Graham, Karen A. Joseph, Charles Markham and Sally I. Turner.

**DISCUSSION. Draft Agenda**

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

**INTERVIEWS. Candidates for Town Planner. 7:10 p.m.**

The first candidate was Todd J. Thomas. Chairman Graham began the interview by providing Mr. Thomas with a copy of the Job description. He then asked about the candidate's training or experience with reading subdivision plans, site plans for commercial development and knowledge of stormwater. Mr. Thomas responded that most of his experience has been with transportation issues, and that most of his exposure to the technical items mentioned has been academic. He added that where he lacks actual experience he would expect to make up with zeal and hard work. He mentioned that his having held two jobs while attending grad school shows that he is capable of hitting the ground running. His goal is to be a city or town planner in order to make the world a better place. He noted his academic record, financial experience, computer skills with Office and Excel, File Management, time management and management of personnel skills would make him an ideal candidate for this position. He has GIS skills. Knowledge of drainage calculations is not something he sees in school, but he would be a quick study. He has read the Master Plan and commented on some of the recommendations. He would look to the Master Plan to see what the citizens want in terms of town-center improvements and transportation issues. He favors smart-Growth policies for residential development that would preserve open-space and foster a sense of community. While he does not have experience writing grants or zoning by-laws, his previous work as a paralegal would be helpful. As president of the student planning group, he attended many meetings regarding the North End where opposing interests were famously feuding. He thinks he can handle and defuse volatile situations with developers and neighbors. Chairman Graham covered the union membership requirement, mileage and cell-phone allowance. Mr. Thomas said we could contact any of his past employers, and would send an e-mail with names and contact information.

The second candidate was Michael A. Gallerani. Chairman Graham introduced the Board and provided him with a copy of the job description. He explained that this is a union position. When asked about his prior position as Community Development Director/Planner for the Town of Stoneham, Mr. Gallerani said he left because the position was partially eliminated. There is no Planner in Stoneham because "the Planning Board believes they can handle it. In reality, the Selectmen are the planners in Stoneham." He did not attend Planning Board

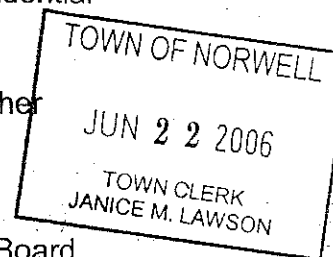
meetings because they did not want to listen to his recommendations. He did a Master Plan for Stoneham, using input from citizens. He showed us a book of letters of reference from town officials in Stoneham, but did not leave it. After leaving Stoneham, he went back to school at Umass. He stated that his expertise is in economic development and less in subdivision control. There is very little residential subdivision activity in Stoneham other than affordable housing. In his previous position as Director of Economic Development in Plymouth, he wrote the zoning for the new commercial development at the junction of Route 44 and Route 3, and is proud of it as it is coming to reality. He mentioned that he created a project review team of town officials in Stoneham who reviewed proposed commercial site plans prior to going before the Selectmen as the permit granting authority. He noted his ability to encourage developers to "do the right thing" for the community. His experience with stormwater control is limited, but his current work with FEMA has given him insight into what stormwater can do. He is an advocate of "form-based" planning, where the community decides what it wants to look like, and the development follows the design as opposed to the design following the development. Projects must follow the pre-determined design criteria. He asked us what the best things about Norwell are, and "why would I want to be the Planner here." Member Barry noted the challenges faced by the Board because of having 20 active subdivisions at a time when the staff is limited. Chairman Graham opined that redevelopment of commercial parcels presents the most opportunities for increasing commercial density. Mr. Gallerani said his experience in residential development has been "mostly on the other side of the table."

The Board took the applications under advisement pending review of other potential candidates. We may ask for an additional interview.

**DISCUSSION. Stetson Shrine/River Street ANR. 8:15 p.m.**

Member Barry moved and Member Turner seconded that the Planning Board vote to officially receive the ANR application entitled "Plan of Land River Street and Stetson Shrine Land Norwell, Massachusetts" prepared by Merrill Associates, Inc., and dated May 30, 2006, The motion was approved 5-0. It was noted that the plan was earlier submitted to the Town Clerk on June 5, 2006.

Mr. Salvatore Spataro and his son attended the meeting on behalf of the four owners listed on the plan. Mr. Spataro explained that the intention is to access the proposed lots 2 and 3 on Stetson Shrine Lane by means of a common driveway. After reviewing the ANR plan, which would take 4 existing lots and reconfigure them into 4 new proposed Lots 1,2,3, and 4, Chairman Graham explained that the frontage of the proposed lot 3 is illusory due to the presence of the guard rail appurtenant to the bridge over Route 3 at River Street. Town Counsel has opined that permission would be required from Mass. Highway showing that access would be possible over or through the location of the guard rail. There was discussion of the nature of frontage and access requirements for a common driveway and an ANR plan. Mr. Spataro was encouraged to seek



legal advice from a land-use lawyer relative to the issue. The Board postponed consideration of the draft decision until later in the evening.

**DISCUSSION. South Shore Medical Site Plan, 75 Washington Street.**

Attorney Jeffrey Hoffman, Engineer Ralph Cole of mr Surveying, Inc. and Martin Coleman, facilities director of South Shore Medical Center appeared on behalf of the applicant. Not present was Engineer Barbara Thissel. The proposal would add a gravel parking area (78 spaces) for employees at the rear of the site to replace a leased area. The new parking area would be gated and vacant after 8:00 at night. Members Barry and Joseph noted various deficiencies with the plan. Discussion centered on item #15 of consultant John Chessia's review letter recommending that the parking area be paved. It was agreed that the question of paving and related drainage capacity should be reviewed at a joint meeting of Ralph Cole and John Chessia with a view to presenting one more revision of this plan prior to the ZBA meeting. The Board's recommendation to the ZBA may leave the threshold issue of paving or not paving the parking lot to the discretion of the ZBA, after which a final engineered plan will be done.

**DISCUSSION. Stetson Shrine/River Street ANR Draft decision**

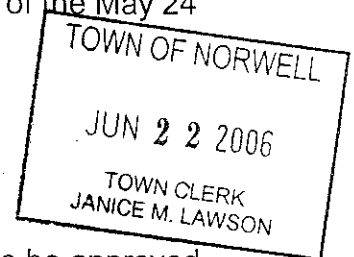
The Board went through the items in the draft decision. Several changes will be needed before we can sign, so we postponed action until the next meeting on June 21.

**DISCUSSION. May 30, 2006 Minutes.**

Member Barry moved and Member Markham seconded approval of the May 24 and May 30, 2006 minutes. The motion was approved 5-0.

**DISCUSSION. BILLS.**

Corporate Express. Toner Cartridges (2)	\$88.74
Planner Reimbursement Mileage	\$22.14



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

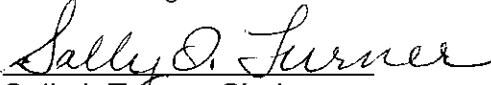
**DISCUSSION. Office Business.**

Member Barry noted that we need to discuss the Affordable Housing Partnership Report. It is on the agenda for next meeting.

**DISCUSSION. Adjournment. 10:00 p.m.**

At approximately 10:00 p.m., Member Graham moved and Member Barry 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 June 21, 2006.

  
Sally I. Turner, Clerk