

TOWN OF NORWELL

MAY 11 2006

TOWN CLERK
JANICE M. LAWSON

Norwell Planning Board Meeting Minutes
May 8, 2006 Special Meeting
Annual Town Meeting

The meeting was called to order at 6:45 p.m. Present were Board Members Richard Parnell Barry, Bruce W. Graham, Karen A. Joseph, Charles R. Markham and Sally I. Turner.

DISCUSSION. Article 10. Board of Selectmen Petition to Amend ZBL §1642.

The Board discussed the petition to amend Zoning By-law §1642 with members of the Board of Appeals, including Chairwoman Lois Barbour and David Turner and Ralph Rivkin. The petition, if approved, would increase the authority of the Building Inspector to grant building permits to alter lawfully pre-existing, nonconforming single family and two-family dwellings, without the need for a public hearing by the Board of Appeals.

Chairman Graham explained that Selectmen Mariano has suggested that the Board of Selectmen, Board of Appeals and Planning Board all agree to ask Town Meeting to postpone discussion on the petition until May 30, 2006, to allow the Board of Selectmen an opportunity to discuss the petition with the Board of Appeals and the Planning Board on May 25, 2006, tentatively at 7:30 p.m. The Board of Appeals agreed to this proposal and asked that the Board of Health be invited to the May 25, 2006 discussion.

Member Joseph moved and Member Turner seconded that the Planning Board vote to support postponement of discussion by Town Meeting of Article 10 until May 30, 2006 and for the Planning Board to participate in a discussion on May 25, 2006, regarding Article 10, with the Board of Selectmen and the Board of Appeals. The motion was approved 5-0.

DISCUSSION. Article 43. Citizen Petition to Rezone a Portion of Washington St.

The Planning Board discussed a potential amendment provided by one of the petitioners, which would reduce the scope of the proposed rezoning.

Member Joseph moved and Member Turner seconded that the Board vote to recommend against the potential amendment, for the same reasons that the Board recommended against the original, broader petition because the reduced change still would lead to further, more intensive commercial development that would negatively impact the pre-existing residential neighborhood and the entrance to this neighborhood and would negatively alter the protection for the pre-existing residential neighborhood that was put into place when the commercial zoning on Washington Street was created.

The motion was approved 5-0.

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The Board discussed the benefits provided to the Planner and whether, in the future, to use the Planning Board's budget to reimburse the Planner for obtaining a Class 20 Business Use auto insurance endorsement, to cover the required town business use of the Planner's personal vehicle, and for up to \$25 per month towards the Planner's cell phone.

Member Joseph moved and Member Turner seconded that the Planning Board vote to use the Board's budget to reimburse the Planner, in the future, for obtaining a Class 20 Business Use auto insurance endorsement, to cover the required town business use of the Planner's personal vehicle, and up to \$25 per months towards the Planner's cell phone.

The motion was approved 5-0.

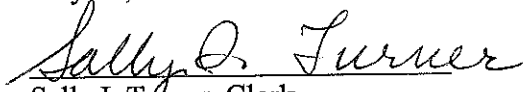
DISCUSSION. Town Meeting Procedures.

The Board discussed whether the Clerk or the Chairman should read the Planning Board's recommendations on the zoning articles. The Clerk deferred to the Chairman and the Chairman agreed to read the reports.

DISCUSSION. Adjournment. 7:25 p.m.

At approximately 7:25 p.m., Member Joseph moved and Member Turner seconded that the Board vote to adjourn. The motion was approved 5-0.

I certify that the Planning Board approved the above minutes by majority vote on May 10, 2006.


Sally I. Turner, Clerk