

**Norwell Planning Board Meeting Minutes
December 12, 2007**

TOWN OF NORWELL
JAN 10 2008
TOWN CLERK
JANICE M. LAWSON

The meeting was called to order at approximately 7:00 P.M. Present were Board Members Bruce W. Graham, Karen A. Joseph, Sally I. Turner, Charles Markham, and Town Planner Todd Thomas. Member Michael J. Tobin arrived during the discussion of the proposed zoning articles.

DISCUSSION: Draft Agenda.

Member Turner moved and Member Joseph seconded that the Board accept agenda as presented, with the understanding that the Barrel Lane discussion would be taken out of order. The motion was approved 4-0.

DISCUSSION: Bills.

Chessia Consulting	(John Neil Drive-Inv. #316)	\$1,274.73
“ “	(Trunnel Lane-Inv. #311)	\$ 179.73
“ “	(Pinson Lane-Inv. #310)	\$ 110.00
“ “	(Edgewood Park-Inv. #315)	\$2,112.25
<u>Todd Thomas</u>	<u>(Nov. Expense Reimburse.)</u>	<u>\$ 156.92</u>
	TOTAL =	\$3,833.63

Member Joseph moved and Member Turner seconded that the bills be paid and that the payment vouchers be signed. The motion was approved 4-0.

DISCUSSION: Barrel Lane (Executive Session).

Member Joseph moved and Member Turner seconded a motion to go into Executive Session to discuss the Barrel Lane litigation and to return to the regular (posted) meeting at the conclusion of this discussion. The roll call vote was as follows:
Bruce W. Graham-Aye; Karen A. Joseph-Aye; Charles Markham-Aye; Sally Turner-Aye.

DISCUSSION: Regular Session Minutes, November 28, 2007.

After a roll call vote was recorded to leave Executive Session, Member Joseph moved and Member Turner seconded a motion to accept the November 28th regular meeting minutes as presented. The motion was approved 4-0.

DISCUSSION: Pinson Lane - Review Fee Release for \$2,980.09.

Upon a motion made by Member Markham and seconded by Member Turner, the Pinson Lane Review Fee account was returned to John Tedeschi in the amount of \$2,980.09. The Town Planner confirmed that John Chessia stated in writing that the subdivision's construction punchlist was complete.

DISCUSSION: Town Chap. 91 Signoffs for CPC Projects for the Bridge Street Boat Launch & Chittenden Lane Dock & Kayak Launch:

The Town Planner introduced the CPC projects intended to improve Town landings on Bridge Street and Chittenden Lane. Member Graham said that the Board should send a letter to DEP saying that they have no comment on the proposed projects. Upon a motion made by Member Joseph and seconded by Member Markham, a 4-0 vote authorized the

JAN 10 2008

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§H signature and transmittal of the letter to DEP for each project. Member Graham signed the §H Municipal Planning Board Notification for each project.

DISCUSSION: Bike Path Committee.

Member Graham noted that a few people approached him recently about reactivating the Transportation Enhancement Committee (the authors the 1996 Norwell Bikeway plan). Member Graham added that the Master Plan encouraged the reformation of the Transportation Enhancement Committee. Member Graham asked the Board if the goals of the Transportation Enhancement Committee meshed with those of the Planning Board. He also asked the Board if it made sense to allocate some of the Planner's time to further those goals. The Board agreed and decided to allocate some of the Planner's time to aid any new such committee formed.

Member Markham said that the Community Preservation Committee could help implement the Bikeway Plan and had financial resources at its disposal to possibly help with land acquisition. Member Markham added that he thought any new bike committee should report to the Planning Board. Member Turner said that the committee should be called the Norwell Pathway Committee. She agreed with Member Markham and said that such a committee should report to and be appointed by the Planning Board.

Member Graham suggested that a member of the Recreation Commission should be represented on the Pathway Committee. Member Joseph agreed. It was decided that the committee would be constituted of seven members, with one Conservation Commission member, one Planning Board member, one Recreation Commission member, and four at large members. Upon a motion made by Member Markham and seconded by Member Turner, the Planning Board constituted the Norwell Pathway Committee, consisting of seven members with one Conservation Commission member, one Planning Board member, one Recreation Commission member, and four at large members, with said committee members reporting to and being appointed by the Planning Board via a formal interview process. A 4-0 vote affirmed this motion.

DISCUSSION: Cowings Cove – Field Change Request for Erosion Controls.

Member Graham opened the discussion, noted the field change request for the use of the silt sock, and asked Cowings Cove developer Eugene Mattie to explain his reasons for the request. Mr. Mattie said that the Conservation Commission requested the use of the silt sock. He noted that silt socks provide superior erosion control as opposed to silt fences and haybales and formally requested that the Board grant the field change request. Member Joseph said that she had no problem with the use of the silt sock. She told Mr. Mattie that she was concerned that the silt sock was installed before asking the Planning Board for a field change from the approved plans. Upon a motion made by Member Markham and seconded by Member Joseph, the Planning Board approved the requested field change, allowing a silt sock to replace the approved perimeter erosion controls.

Mr. Mattie asked the Board to opine on his tentative plans to build a covered bridge at the entrance to the Cowings Cove subdivision. He said that the Building Inspector and the Fire Chief had given tentative approval to these plans. Member Graham suggested that

the Highway Surveyor be consulted about the proposed plans. - He added that because the road was intended to be public, he sees the Town's potential upkeep of the covered bridge, due to it being within the right-of-way, as problematic. Member Graham suggested Mr. Mattie work with legal counsel to find a legal mechanism to separate the proposed covered bridge from the right-of-way, while ensuring that the Cowings Town homeowner's association would be responsible for the upkeep of the covered bridge in perpetuity.

TOWN OF NORWELL
JAN 10 2008
TOWN CLERK
JANICE M. LAWSON

DISCUSSION: ANR Private Road Policy.

The Town Planner told the Board that he revised the draft ANR Private Road Policy per Member's comments made at the November 28th meeting. The planner added that he had also revised the road's base construction requirements per the comments of Technical Consultant John Chessia. Board Member's instructed the Planner to make additional changes to the policy. The Town Planner agreed to the changes and scheduled a final discussion on the policy for the January 9th meeting.

DISCUSSION: Surety Reduction Request Form & Policy.

The Town Planner introduced the draft Surety Reduction Request Form and Policy. Member Markham said that he thought a policy was needed and had worked with the Town Planner on the form's language. Member Graham directed the planner to make additional changes to the document for a discussion at a later meeting. The Town Planner asked Board Members to contact him in the coming weeks regarding their suggested changes to the document.

DISCUSSION: ZBL Proposed Amendments:

1. §2460 Height Restrictions – The Board agreed that they were ready to move forward with the proposed amendment to §2460 Height Restrictions.
2. §2318 Common Driveway – The Town Planner asked to table the discussion on §2318 Common Driveway until the next meeting so he could revise the language therein for a final time.
3. §3211 Zoning District Buffer – The Town Planner explained the need to revise the §3211 Zoning District Buffer. Member Joseph said that she thought the proposed change needed more study. Member Turner agreed with Member Joseph. The Town Planner agreed to complete on-the-ground research about how the bylaw currently works and what consequences the proposed bylaw change would bring.

ADJOURNMENT.

At 9:00 P.M. Member Markham moved and Member Tobin seconded that the Board adjourn. The motion was approved by a vote of 5-0.

I certify that the above minutes were reviewed and approved by majority vote by the Planning Board on January 9, 2008.


Sally I. Turner, Clerk