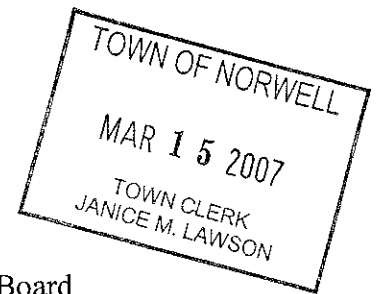


**Norwell Planning Board Meeting Minutes  
February 28, 2007**



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 Turner and Town Planner Todd Thomas. Member Charles Markham arrived at the meeting at approximately 7:30 P.M.

**DISCUSSION: Draft Agenda.**

Member Joseph moved to add discussions on the recording of subdivision plans, the Holly Berry Street Acceptance petition, and the proposed zoning bylaws to the agenda. Member Barry moved to add a discussion of the Capital Budget to the agenda. The Town Planner requested to add a discussion of the Zoning Map to the agenda. Member Turner moved and Member Barry seconded that the Board accept the amended agenda as presented. The motion was approved 4-0 with Member Markham absent.

**DISCUSSION: Regular Session Minutes, February 14, 2007.**

Member Barry moved and Member Joseph seconded the motion to accept the minutes as presented. The motion was approved 4-0 with Member Markham absent.

**DISCUSSION: The Recording of Subdivision Plans.**

While referencing how recent subdivision plans had been recorded, Member Joseph asked if the Board would consider having future applicants record covenants and restrictions before endorsement. This proposal would allow the cover of the final plan cover sheet to note the book and page of any covenants or restrictions. Member Joseph noted that this was the current practice with the Certificate of Vote and that it offered a potential buyer additional protection in understanding the restrictions in place with respect to the property in question. The Town Planner was instructed to inquire with the registry if this proposal was feasible.

**DISCUSSION: ZBL §3100 Off Street Parking**

Chairman Graham opened the discussion on the latest revision to the parking bylaw by noting that Assistant Town Counsel Bob Galvin Jr. and Technical Consultant John Chessia had recently reviewed it and offered comments for the Board to consider. As §3159 of the bylaw was discussed, John Chessia joined the meeting to offer his comments and answer questions related to drainage. The Board also made final revisions on §3140 and §3155 of the parking bylaw. Upon a motion made by Member Joseph and seconded by Member Markham, a unanimous vote was recorded approving the evening's revisions to the bylaw. The Town Planner was instructed to finalize the document in preparation for its inclusion in the Warrant.

TOWN OF NORWELL  
MAR 15 2007  
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**DISCUSSION: Wildcat Field Change: Roadway / Sidewalk Layout**

With Wildcat representatives Buzz Constable and Jay Gallagher present, the field change discussion regarding the roadway / sidewalk layout commenced at approximately 7:30. The discussion centered on the proposal to reduce the width of the roadway layout by eliminating the grass strips that are required between the roadway and sidewalk. As pointed out by Technical Consultant John Chessia, the proposal deviates from the typical street design (as specified in the Planning Board's rules and regulations), and issues regarding snow storage and wetlands degradation are possibly created with the elimination of the grass strips. The proposal also brings the retaining walls of the wetlands crossings inside the right-of-way, setting up a scenario where the Town would be responsible for the walls / structure if the road were to be put up for street acceptance. The Town Planner noted a conversation with Highway Superintendent Paul Foulsham, in which Mr. Foulsham indicated that it was not in the Town's best interest to agree to a scenario wherein it could end up with the responsibility for the retaining walls. After a brief discussion of alternative scenarios where the retaining walls could remain outside of the right of way, the Wildcat representatives asked to poll Board Members on where they stood on each issue, including whether the proposal could be accommodated via a field change. Board Members were unanimous that this proposal would have to be accommodated via a modification of the subdivision plan. All Board Members except Member Joseph stated that they would be open to the idea of eliminating the grass strip between the road and sidewalk within the modification process. All Board Members except Member Joseph also stated that they would be open to the proposal that kept the retaining wall outside the right of way by narrowing its drawn layout at the site of the two wetlands crossings. Member Joseph stated that she wanted more time to examine both issues and instructed the Town Planner to seek input from the Conservation Commission regarding wetland degradation concerns over snow, sand, and salt finding its way into the wetlands in a scenario where plowing occurred without the grass strip that often acts as a storage / buffer area for such sediments. Upon a motion moved by Member Joseph and seconded by Member Markham, a 5-0 vote was recorded stating that the proposed changes to the Wildcat Hill subdivision would need to be accomplished via a modification of the subdivision plan.

**DISCUSSION: Public Hearing: May Elm Woods (Continued)**

Member Graham opened the public hearing by briefly addressing the title search being done for the roadway access to the May Elm Woods Subdivision. He then noted that the applicant had first requested to withdraw the subdivision and then had withdrawn that request and asked for a continuance of the decision time. Member Turner noted these two submittals for the public record and also noted a letter dated January 29, 2007 from Water Department Superintendent Jack McInnis. There were no abutters at the hearing. Acting on the request for continuance, a 5-0 vote was recorded to extend the deadline on May Elm Woods until May 23, 2007. Upon a motion made and seconded, the public hearing was continued until April 25, 2007 at 8:00 P.M.

**DISCUSSION: Masthead Drive Ext. Field Change Request**

At approximately 8:30, George Junior and Robert Crawford, P.E. appeared before the Board asking for a field change on the Masthead Drive Extension Subdivision. After a brief discussion on the merits of the proposal, Member Graham noted that he had spoken to Assistant Town Counsel and the Town's consulting engineer on this matter, and both had opined that the submission was too large to be granted as a field change. Member Markham counseled Mr. Junior that what he had proposed via a field change could only be accomplished by a modification of his subdivision, but clarified that pursuing a modification did not affect the earlier approval of the subdivision in the late 1990's. Upon a motion made by Member Markham and seconded by Member Turner, Mr. Junior's request was denied via a 5-0 vote as it was deemed too large to be accomplished via a field change.

**DISCUSSION: Amendments to ZBL §1650 and §2450**

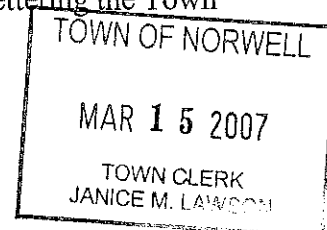
The Town Planner told the Board that Town Counsel had reviewed the proposed changes to ZBL §1650 and §2450 and had offered minor language changes. Upon a motion made Member Barry and seconded by Member Joseph, a 5-0 vote was recorded to accept the language in the newly revised ZBL's. The Town Planner was then instructed to advertise the public hearing at the agreed upon time of 6:30 P.M. on March 21, 2007.

**DISCUSSION: Plowing of Older Subdivision Roads**

Member Joseph asked the Board if they would consider creating a process in which the Town Planner could notify residents of unapproved subdivisions of plowing responsibilities for their subdivision road. It was agreed that the letter should state that the plowing of the subdivision road is either the responsibility of the homeowners' association or the developer, but in either event a private matter outside the jurisdiction of any Town board. Member Barry noted that this could be done via the public notice section of the newspaper once every fall. The Board agreed to this proposal and the Town Planner was instructed to begin drafting the notice for the newspaper.

**DISCUSSION: Norwell Town Center Revitalization**

Member Markham addressed the Board on the topic of Norwell Town Center Revitalization. He noted that he would like to see the Board be more proactive in this effort, which has to this point been spearheaded by citizen's groups. Member Markham asked if the Board would be open to hearing a presentation from a grant writer recently contracted by the Community Preservation Committee. The Board Members stated that they were open to both meeting with the grant writer and to the Town Planner's stated efforts to help coordinate the citizen's groups working towards bettering the Town Center.



**DISCUSSION: Holly Berry Trail Street Acceptance**

Member Graham opened the discussion on the street acceptance letter that had been recently received by the Board of Selectmen. He noted that that Planning Board's role is to respond to the Selectmen's request for an opinion on the submitted street acceptance application. A question was raised during the discussion if the Holly Berry submittal was a valid petition, being that the previous year's petition was resubmitted. The Town Planner noted that he had spoken with the Town Administrator on this issue and that they both believe the petition to be invalid in its current form. The Town Planner was instructed to ascertain the votes taken at the previous year's street acceptance hearing where the petition ended up being withdrawn.

**DISCUSSION: Capital Budget**

Member Barry noted that he had ranked the capital budget requests as to what he believed should be the funding order. He told Member Joseph that he would leave the information for her in the Planning Office before the end of the week.

**DISCUSSION: Zoning map (color)**

Town Planner Thomas asked the Board to reconsider a condition of the contractor's recently agreed to bid to update the Town's Zoning Map. The Town Planner noted that he no longer envisioned the need for the black and white map that was part of the request for proposal. After talking about the means in which color maps would be reproduced, the Board agreed that black and white zoning maps were no longer necessary.

**ADJOURNMENT.**

At 10:07 P.M. Member Barry moved and Member Joseph seconded that the Board adjourn. The motion was approved by a unanimous vote of 5-0.

I certify that the above minutes were reviewed and approved by majority vote by the Planning Board on March 14, 2007.

Sally I. Turner  
Sally I. Turner, Clerk

