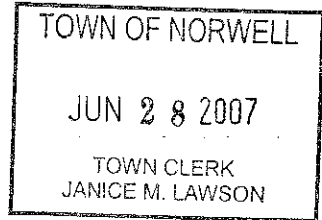


**Norwell Planning Board Meeting Minutes
June 13, 2007**



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, Michael J. Tobin and Town Planner Todd Thomas.

DISCUSSION: Draft Agenda.

Town Planner Thomas requested to add a discussion on returning the review fee balance for Tara Drive to the agenda. Member Graham moved to add a discussion on Planning Board Priorities for the upcoming year to the agenda. Member Joseph moved and Member Turner seconded that the Board accept the amended agenda as presented. The motion was approved 5-0.

DISCUSSION: Regular Session Minutes, May 23, 2007.

Member Joseph moved and Member Tobin seconded the motion to accept the May 23, 2007 minutes as presented. The motion was approved 5-0.

DISCUSSION: Bills.

Todd Thomas (May Reimbursement Mileage/Cell)	\$ 26.64
Chessia Consulting (S. Shore Medical, Inv. #213)	\$ 962.23
“ “ (10 Wash. St, D.D. Inv. #209)	\$ 385.00
“ “ (Holly Berry, Inv. #217)	\$ 181.06
“ “ (John Neil Drive, Inv. #210)	\$1,269.45
“ “ (Henry’s Lane, Inv. #212)	\$ 666.68
Total	\$3,491.06

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

DISCUSSION: Paul Foulsham & Glen Ferguson - Town Center Crosswalks.

The Town Planner began the discussion on the proposal to refurbish the two existing crosswalks in Norwell Center. He noted that Glenn Ferguson of the Permanent Building and Maintenance Committee and Highway Superintendent Paul Foulsham had assisted him with required work to potentially contract the curb cut and crosswalk work. Town Planner Thomas stated that two separate request for quotes had been sent out for the crosswalk work. The first request for quote would make the crosswalks handicapped accessible, via constructing three curb cuts where the crosswalks currently meet vertical granite curbing. The Town Planner noted that the lowest bid for this work was quoted at \$10,500.00. The second request for quote was for the installation of the synthetic asphalt and the accompanying work to refurbish the two crosswalks. The only bid for this work was quoted at \$21,700.00.

TOWN OF NORWELL
JUN 28 2007
TOWN CLERK
JANICE M. LAWSON

Resident and Town Center businessman Geoff Gordon addressed that Planning Board regarding the Friends of Norwell Center's longstanding desire to replace the painted crosswalks with a textured masonry like substance. Mr. Gordon noted that the F.O.N.C. group had been working towards refurbishing the crosswalks since 2005. He added that the rumble effect that textured crosswalks offer would enhance traffic safety and help ease speeding issues in Norwell Center.

Chairman Graham followed Mr. Gordon's comments by giving an overview of the crosswalk project and agreed with Mr. Gordon that what was proposed did mesh with Master Plan recommendations. Member Graham then asked Highway Superintendent Paul Foulsham if the synthetic asphalt crosswalks would be replaced when Main Street, through the Town Center, is repaved. Superintendent Foulsham confirmed that whatever is on the ground in the Center would be replaced when the roadway is resurfaced. He also added that the resurfacing of Main Street was not likely to take place for an extended period of time.

Member Turner instructed the Town Planner to ask if the Selectmen will help pay for the Police Details needed for construction of both the curb cuts and the crosswalks.

Member Joseph stated that curb cut and crosswalk work was a good use of the Pedestrian Improvement Travel Fund, especially since the construction of sidewalks is very expensive.

Member Markham moved that the [Planning Board] authorize the release of up to \$34,000.00 from the Pedestrian Travel Improvement Fund, subject to the approval of the Board of Selectmen, for the curb cuts and refurbishing of the existing crosswalks. Member Turner seconded the motion. The motion was affirmed by a vote of 4-0-1, with Member Joseph abstaining.

DISCUSSION: Paul Foulsham - Phase II Stormwater Compliance.

Highway Superintendent Paul Foulsham began the discussion on Phase II Stormwater compliance by noting that Environmental Partners had been hired to help the Town obtain compliance. Mr. Foulsham supplied the Board with a handout that detailed the progress of Environmental Partners. Upon a question from Member Graham, Mr. Foulsham added that the deadline for Stormwater Phase II compliance was March 2008 and that he believes we are on track to meet that deadline.

Member Graham asked Mr. Foulsham if the Planning Board could be of any assistance with helping to draft a stormwater bylaw. He then noted that a Special Town Meeting in the fall might be needed to pass the required two-stormwater bylaws before the compliance deadline. Member Joseph suggested a joint meeting(s) with Mr. Foulsham, the Board of Selectmen, and the Conservation Commission. Mr. Foulsham also suggested reviving the Stormwater Phase II Committee. The Town Planner was instructed to contact the Board of Selectmen and ask them to schedule the joint meeting, as suggested by Member Joseph, in early August.

DISCUSSION: Paul Foulsham – Brantwood Road & Knollwood Road Paving.

The Town Planner reintroduced the repaving concerns with respect to the undersized sidewalks on Brantwood and Knollwood roads. Highway Superintendent Foulsham followed the Planner's opening remarks by noting that he is looking for Planning Board input on how to best replace the sidewalks. Member Joseph added that she had talked to a resident of this neighborhood about replacing the sidewalks. The resident she spoke with seemed amenable with just one full sized sidewalk and simply wanted a sidewalk that was safe and functional. Mr. Foulsham noted that the installation of two full sized sidewalks would be very disruptive to the neighborhood. He then added that he would supply the Planning Board with more information on the repaving and the sidewalks before the planned public meeting with the residents.

TOWN OF NORWELL
JUN 28 2007
TOWN CLERK
JANICE M. LAWSON

DISCUSSION: Henry's Lane Drainage & Surety.

The Town Planner began the discussion on Henry's Lane. He noted that the discussion would center on the drainage as-built plans, substituting subdivision surety, and the impervious surface provisions inherent in the subdivision approval. Specific discussion of Henry's Lane began with Technical Consultant John Chessia stating that the drainage system was functioning correctly and that the drainage conditions have been met. Mr. Chessia added that the new drainage as-built plan corrects the measurement error on previous plans.

Chairman Graham then addressed the subdivision's developer, Don Shute, by confirming that he was before the Board in hopes of substituting the current Subdivision Covenant and replacing it with a Lender's Agreement. Mr. Shute then added that he was also requesting that the Planning Board release specific conditions on the Restrictive Covenant, acknowledging that they had been completed and/or satisfied. The Planning Board agreed with Mr. Shute and upon a motion made by Member Tobin and seconded by Member Joseph, unanimously voted to release item numbers 3, 4, 5, 9, and 10 of the Restrictive Covenant by executing a Certificate of Vote acknowledging as such. Upon a motion made by Member Tobin and seconded by Member Joseph, the Board then unanimously voted to accept the submitted Lender's Agreement and Release of Subdivision Covenant, subject to the Release of Subdivision Covenant being held in escrow by the Planner and only released once the recorded Lender's Agreement was provided to the Planning Office.

The Town Planner then noted that soon-to-be residents of Henry's Lane were in the audience to hear a potential discussion of the prevailing impervious surface restrictions. He then noted that would-be resident Paul Cutcliffe III had submitted a request for determination on impervious surface regarding a driveway, pool and cabana. Mr. Cutcliffe explained that he intended to use pervious pavers on his driveway, not counting the driveway area as impervious. The Town Planner explained that driveways were considered impervious per the governing certificate of vote. He then cautioned the Board that a pervious driveway could be repaved without a building permit, thereby

circumventing the impervious surface maximum for the lot. Member Graham responded by saying that he was not inclined to allow a driveway with pervious pavers not counting towards the lot's impervious surface maximum. Member Markham agreed with Member Graham and added that he would rather see pervious pavers used around a pool than on a driveway.

The subdivision developer, Don Shute, questioned why the surface water of pools was being counted as impervious surface. Technical Consultant John Chessia said that he understood the argument that pools functioned essentially as retention basins. Member Graham noted that Mr. Shute did not take issue with pools being determined as impervious during the permitting of Henry's Lane.

It was decided that the discussion on impervious surfaces would be added to the June 27, 2007 agenda. The Planner noted that he would continue to work on an impervious surface requirement submittal checklist in the interim.

JUNE 27, NORWELL
JUN 28 2007
TOWN CLERK
JANICE M. LAWSON

DISCUSSION: Common Driveway Bylaw (Possible Revisions)

The Town Planner advised the Board that, per his June 7, 2007 email to Town Counsel, a potential inconsistency in the Common Driveway Bylaw language had been discovered. The Board agreed with Planner Thomas that the provision of the bylaw, requiring the driveway to access over the legal frontage of each of the lots it served, was flawed.

Upon a motion made by Member Markham and seconded by Member Tobin, the Town Planner was instructed to draft a letter to the Building Inspector, clarifying the Planning Board's interpretation of the Common Driveway Bylaw. The Planner noted that he would add the revision of the bylaw to the priorities list and draft the necessary bylaw changes for the Board's review.

DISCUSSION: Tara Drive Review Fee Request (agenda addendum)

The Town Planner told the Board that he had received a request for the return of the remaining review fee money on Tara Drive. Member Graham noted that the homeowners of Tara Drive had recently agreed to keep the road private. Therefore, there was no outstanding work to review on the street. Upon a motion made by Member Joseph and seconded by Member Markham, the Board voted unanimously to return the remaining review fee money to the developer of Tara Drive.

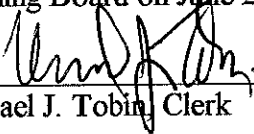
DISCUSSION: Planning Board Priorities (agenda addendum)

Member Graham asked that Members look at the zoning priorities that they agreed to work on during the upcoming year and be prepared at the Board's June 27th meeting to discuss their progress, resource needs and estimated timeline for presenting to the Board.

ADJOURNMENT.

At 9:20 P.M. Member Turner 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 June 27, 2007.



Michael J. Tobin, Clerk

Pshare/ Minutes/ 2007/ June 13, 2007.doc

