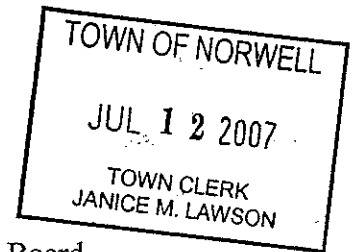


**Norwell Planning Board Meeting Minutes
June 27, 2007**



The meeting was called to order at approximately 7:05 P.M. Present were Board Members Bruce W. Graham, Charles Markham, Michael J. Tobin and Town Planner Todd Thomas.

DISCUSSION: Draft Agenda.

Member Markham requested to add a discussion on HOA / neighborhood representation in all subdivision discussions. Member Tobin and Member Markham seconded that the Board accept the amended agenda as presented. The motion was approved 3-0.

DISCUSSION: Regular Session Minutes, June 13, 2007.

Member Tobin moved and Member Markham seconded the motion to accept the June 13, 2007 minutes as presented. The motion was approved 3-0.

DISCUSSION: Bills.

W.B. Mason (Inv. #W09178-000)	\$ 23.85
Reserve Acct. / Postage (F/Y 2007)	\$ 65.00
Monadnock Spring Water (Inv. #481634)	\$ 10.00
Coler & Colantonio (Zoning Map)	\$643.94
Total	\$742.79

Member Tobin and Member Markham seconded that the bills be approved for payment and the vouchers signed. The motion was approved 3-0.

DISCUSSION: Laurelwood Status Report (Topics include: Drainage Basins, Bonding the Uninspected Pavement, Utility Trust Funding & Walking Trail Construction).

The Laurelwood team came before the Planning Board and gave a status update on the work needed to correct the drainage basins, the work needed to complete the walking trail, as well as updates on the status of bonding the uninspected pavement and the funding of the Laurelwood Utility Trust.

Steve Campbell of Coler & Colantonio and Ken Caputo of Mount Blue Construction began the discussion on the drainage work. Mr. Campbell noted that Coler & Colantonio had recently been retained to study the drainage basins. He stated that he would be submitting drainage calculations sometime in the next week that analyzed changing the basins function from infiltration to detention. The calculations will determine the metered rate of outflow allowable, so as to not cause downstream flooding, while also ensuring that the basins do not hold water for extended periods of time. Mr. Campbell stated that he believed the basins volume could support a detention function and that the work on the basins could be complete by the fall.

Marie Nyhan of Simeone Properties spoke about her efforts to bond the uninspected pavement on Laurelwood. Member Graham noted that Town Counsel told the Town Planner that the Laurelwood team should provide the format for the bonding and the

Town should simply agree to a satisfactory submittal based upon Technical Consultant John Chessia's value for the uninspected pavement. Ms. Nyhan said that she hoped to have an agreement submitted to the Board within thirty days.

The Town Planner then asked the Laurelwood team to comment on progress made towards completing the walking trail that is required per condition fifteen of the Certificate of Vote approving the subdivision. Marie Nyhan answered that they were "moving full steam ahead with the walking path." She noted that she would talk to the Conservation Agent in the next few weeks in hopes of flagging and placing the trail. She stated that when she presents her plans for the trail, she hopes to alter the current cross-section to make the trail less invasive.

Upon a question from the Town Planner, Marie Nyhan said the Laurelwood Utility Trust balances would be provided to the Planning Office. She added that Simeone properties had been funding the Utility Trust and hoped to turn over the funding responsibilities to homeowners in the coming months.

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SITE PLAN REVIEW: 10 Washington Street (Dunkin Donuts).

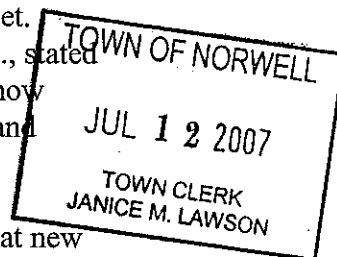
Site Plan review continued for the Dunkin Donuts proposal at 10 Washington Street. The Town Planner began the conversation by listing the major outstanding issues with the proposal. He noted that he expected the Applicant to be submitting a new plan in early July to satisfy the un-addressed Chessia Consulting comments. The Town Planner added that he had asked the Applicant to address the Board regarding the traffic concerns raised during the latest plan review. Member Graham followed the Town Planner's comments by asking if there were any intractable comments or issues with the proposal that need be addressed.

John Morgan, Chessia Consulting's traffic sub-consultant, addressed the Board and noted numerous traffic concerns regarding the proposed Dunkin Donuts. He stated that the Applicant's traffic report ignores the existing Dunkin Donuts kiosk and the traffic flow projections and trip generation numbers may be skewed as a result. He also stated that trucks would not be able to turn into the site's southern driveway due to traffic queuing in the area while attempting to make a left onto Pond Street. He also said that he was concerned that drive-through could back up during heavy use times and impede traffic flow within the site and onto Pond Street.

John Diaz of Greenman-Pedersen, Inc., the Applicant's Traffic Consultant, responded by revealing a newly revised site plan with a circulatory traffic scheme that appeared to satisfy many of Mr. Morgan's comments. The plan included a new exit curb cut that addressed traffic circulation issues within the site. The plan also included an increased focus on providing pedestrian amenities. The plan was also shown to satisfy truck traffic through the use of truck turning templates. A storage capacity of fourteen to fifteen vehicles will reportedly be provided via the reconfigured drive-through lane. Mr. Diaz added that a site distance easement would be offered to satisfy concerns with the existing northern curb cut. Attorney Bob Devin said that the developer would negotiate an easement to achieve adequate sight distances on Pond Street by arranging with the property owner to maintain the existing shrubbery near the respective exits.

The Town Planner and Technical Consultant John Chessia noted that it is unclear if a new plan can surmount some of the site's zoning issues. Most prevalent among these zoning issues, the site does not comply with ZBL §2472 Open Space Requirement and ZBL §3100 Off Street Parking. Attorney Bob Devin responded that the site was preexisting nonconforming and that Applicant would be filing for all applicable variances with the Zoning Board of Appeals.

Member Graham asked if snow storage would be addressed with the new plan set. Speaking for the Applicant, PE Raul Lizardi-Rivera of holmes and mcgrath, inc., stated that a new snow storage area had been negotiated with the parcel's landlord. Snow would now reportedly be stored closer to the rear of Hannaford's Supermarket and further from the wetlands.



Member Tobin concluded the conversation by confirming with the Applicant that new architectural drawings had been completed.

The Planner was instructed to schedule the Applicant for further Site Plan review at 8:00 P.M. on July 25, pending receipt of the new plan set in the agreed upon time frame.

DISCUSSION: Constituting a Wind Bylaw Committee.

Chairman Graham initiated a discussion on constituting a Planning Board subcommittee that would be charged with drafting a wind turbine bylaw. Member Markham noted that he had placed an application into the Board of Selectmen to serve on the wind bylaw committee that they will constitute. Member Markham also noted that he is skeptical that the Selectmen have the appetite to truly tackle the issue. Member Markham said that he hoped a Planning Board Member on the Selectmen's wind committee could help ensure a balanced zoning bylaw that properly regulated the placement of wind turbines.

Member Tobin questioned if wind turbines were currently allowed in Norwell. Town Planner Thomas responded that since wind turbines were not a permitted use, they were disallowed, unless granted via special permit from the Zoning Board of Appeals. Member Tobin further questioned if wind turbines used to generate electricity for resale would be a prohibited use in a residential district. He then asked how such a wind turbine differed from solar panels - with respect to generating electricity. Member Graham responded by noting that this was an interesting point that he would address with Selectman Merritt. It was decided that the Planning Board would further confer with the Board of Selectmen about their wind committee before forming a subcommittee or having the Planning Board work to draft a bylaw.

DISCUSSION: Impervious Surface Restriction / Henry's Lane.

The Town Planner began the discussion on impervious surface maximums by noting that resident Paul Cutcliffe had cancelled his appearance before the Planning Board. Mr. Cutcliffe had asked for a determination on the impervious surface proposed at #16

Henry's Lane. The Town Planner noted that Mr. Cutcliffe's plan contained inaccuracies and that what he proposed was well over his lot's impervious surface maximum. He added that Mr. Cutcliffe stated that he would be revising his plan and asked to be placed on the July 11, 2007 agenda.

Member Markham stated that he was swayed by Mr. Cutcliffe's past insistence that the water surface area of a pool functions as a retention basin and should not be defined as an impervious surface. Upon a question by Member Tobin, Technical Consultant John Chessia said that it was not unreasonable to exclude the water surface area of a pool when determining impervious surface.

The Town Planner added that he would pass along the Board's informal feedback about determining impervious surface in regards to pools. He also stated that he would like to offer feedback to Mr. Cutcliffe about the viability of using pervious pavers around to pool, so that area would not be determined to be an impervious surface. All three Members present agreed that they would give credit for pervious pavers around a pool and would not count that area as an impervious surface, nor would they consider the water surface of the pool as impervious.

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DISCUSSION: Planning Board Priorities List.

Planning Board Members discussed the different zoning initiatives that they had expressed interest in on the Planning Board Priorities list. Member Graham stated that he will be working with the Town Planner on an OSRD / Conservation Subdivision bylaw. He added that the Board would have to decide if they would draft this bylaw to make Conservation Subdivision Design allowed by right or by special permit. Member Graham also noted that he would look to draft the correction to the Aquifer Protection District in December. The Town Planner noted that a discussion of a policy for determining adequate ANR Street Width had been placed on the agenda for the upcoming meeting.

Member Markham said that the recently circulated Historical District and National Register Recommendations report was excellent and that he would like to help with historical preservation.

Member Tobin spoke about his desire to tailor the signage bylaw to specific zoning districts. He said that he would simply like a revised bylaw to codify some of the good signage that current exists in each district. The Town Planner noted that the way in which the current zoning districts were written into the zoning bylaw offered an excellent foundation for tackling the signage issue.

DISCUSSION: HOA involvement on subdivision discussions (agenda addendum)

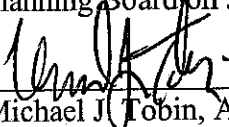
Member Markham added that he would like to see more homeowner involvement in Planning Board discussions on subdivisions. He hoped that by inviting the representative of the HOA / neighborhood in when their respective development was being discussed,

could help foster communication and make the instances where a developer is seeking a field change a more transparent process to the residents. The Town Planner agreed to be more proactive about seeking homeowner involvement when the Planning Board was discussing subdivisions. He also noted that he communicated the end results of many subdivision discussions to interested residents via email on the next business day.

ADJOURNMENT.

At 9:30 P.M. Member Tobin moved and Member Markham seconded that the Board adjourn. The motion was approved by a vote of 3-0.

I certify that the above minutes were reviewed and approved by majority vote by the Planning Board on July 11, 2007.



Michael J. Tobin, Alternate Clerk
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