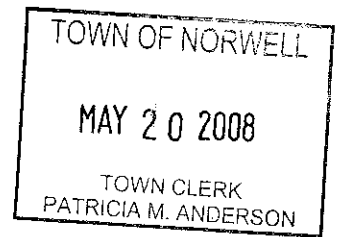


**Norwell Planning Board Meeting Minutes**  
**April 23, 2008**



The meeting was called to order at approximately 7:05 P.M. Present were Board Members Bruce W. Graham, Karen A. Joseph, Sally I. Turner, Michael J. Tobin and Town Planner Todd Thomas. Member Charles Markham was present, but departed before the OSRD public hearing concluded.

**DISCUSSION: Draft Agenda**

Member Turner added a discussion on the South Shore Greenway Plans. Member Graham added a discussion on an extension of time request for the John Neill Drive Extension subdivision. Member Joseph added a discussion about Town Meeting preparations. Member Tobin moved and Member Joseph seconded that the Board accept the amended agenda as presented. The motion was approved 5-0.

**DISCUSSION: April 9, 2008 Meeting Minutes**

Member Joseph moved and Member Turner seconded the motion to accept the April 9, 2008 meeting minutes as presented. The motion was approved 5-0.

**DISCUSSION: Bills**

Monadnock Water (Inv. #190455)	\$10.00
<u>W.B. Mason (Inv. #W45885-005)</u>	<u>\$85.77</u>
	\$95.77

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

**DISCUSSION: Planning Board Reorganization**

Member Graham asked the Board Members if they preferred to continue to serve in the same capacity or if they wished to reorganize. After a brief discussion, the Members agreed to retain the same positions throughout the next year. Member Turner noted that Member Graham was going to be the Chair for a third year in a row and that when one person is Chair over a period of years, the rest of the Board can become "fat and lazy". She added that each Board Member was equally elected and equally engaged, and requested that the Chair continue to keep all Members informed of all Planning Board related matters.

Member Joseph asked if the Board would consider meeting jointly in the coming months with the Selectmen and the Board of Appeals. The Board agreed and asked the Town Planner to schedule the joint meetings.

Upon a motion made by Member Joseph and seconded by Member Turner, the Board voted to retain the same organizational structure. A 5-0 vote affirmed the motion.

**DISCUSSION: John Neill Drive Extension Subdivision Deliberations**

Member Graham began the discussion and explained that a Request for an Extension of Time was requested by the applicant to ensure that the full Board could vote on the John

MAY 20 2008

TOWN CLERK  
PATRICIA M. ANDERSON

Neill Drive Extension subdivision. Member Graham said that he confirmed with Town Counsel that the Board could accept and vote on such a request after the close of the public hearing. He added that he called Attorney Marlin Hawthorne earlier in the day when he found out that Member Markham needed to leave this evening's meeting early. The Town Planner said that the applicant's engineer had agreed to, executed and submitted the Extension of Time request to extend the deadline for final action from May 2, 2008 to May 30, 2008. Member Turner moved and Member Markham seconded a motion to approve the Request for an Extension of Time that was submitted by the applicant's representative for the John Neill Drive Extension subdivision. A 5-0 vote affirmed the motion.

The Board then continued deliberations on the John Neill Drive Extension subdivision draft certificate of vote.

**PUBLIC HEARING: ZBL §4850 Open Space Residential Design (OSRD)**

The public hearing for the proposed OSRD zoning bylaw began with Member Turner reading the public hearing notice. Attending the public hearing from the general public were Brian Murphy of 293 Washington Street and Paul Halkiotis, Marshfield's Town Planner.

Member Graham asked Mr. Halkiotis if he had any comments on the bylaw. Mr. Halkiotis said that the bylaw was well written and that, if passed, would serve the Town well. He added that he liked that requirement that a Landscape Architect be involved with the development, but he cautioned that abutters might feel slighted if they are not notified about a proposed development until after the Special Permit is granted.

Brian Murphy agreed that the bylaw was well written and well thought-out. He asked if other developers had commented on the bylaw. He added that he might have sites where he would propose an OSRD subdivision. Member Joseph responded that the bylaw is intended to give developers options other than 40B development or conventional subdivisions based on 1-acre zoning. Member Graham added that the Board was trying to incentivize this type of development by allowing longer roads.

Upon a motion made by Member Joseph and seconded by Member Turner, the public hearing for ZBL §4850 Open Space Residential Design was closed. A 4-0 vote, with Member Markham absent, affirmed the motion. Upon a motion made by Member Joseph and seconded by Member Tobin, the Planning Board agreed to report favorably to Town Meeting on zoning bylaw §4850 Open Space Residential Design. A 4-0 vote, with Member Markham absent, affirmed the motion.

**DISCUSSION: Norwell Commons 40B at South Street Draft Letter**

Member Graham said that he thought the Board's Project Eligibility comments on Norwell Commons were well done and commended Member Joseph and the Town Planner for their hard work. Upon a motion made by Member Joseph and seconded by Member Turner, the letter was approved for Chairman Graham's signature. A 4-0 vote affirmed the motion.

**DISCUSSION: Town Cemetery at Stetson Meadows**

Member Graham began a discussion on the Stetson Meadows cemetery. He said that he was able to view the preliminary plans for the cemetery and they did not comport with last year's Town meeting vote, which called for a park-like setting. He added that he had previously met with a group of concerned citizens and, with the Planning Board's permission, was going to attend the April 30<sup>th</sup> Selectmen's meeting where the cemetery plans were to be discussed. He related that he was going to advise the Selectmen that a Landscape Architect should refine the design and that a citizens advisory committee or the Planning Board could also help realize a better design. Member Turner agreed and said that she wanted to ensure a better design before additional engineering went into the current plans.

**DISCUSSION: South Shore Greenway Plans**

Member Turner told the Board that she was given Norwell's copy of the South Shore Greenway plans over the weekend. The Board asked the Town Planner to look into making a copy of the plan. The Town Planner added that he was also hoping to get the plans electronically.

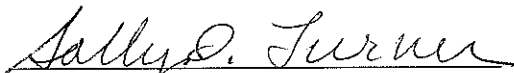
**DISCUSSION: Town Meeting Preparation**

Member Joseph asked if any further preparation or discussion was needed before Town Meeting. Member Graham showed the Board the slideshow he was going to use for the OSRD zoning bylaw presentation. The Town Planner told the Board that he had posted a Planning Board meeting for 7:00 P.M. at the Middle School on Monday May 12<sup>th</sup> and Tuesday May 13<sup>th</sup>.

**ADJOURNMENT**

At 10:10 P.M. Member Tobin moved and Member Joseph seconded that the Board adjourn. The motion was approved by a vote of 4-0.

I certify that the above minutes were reviewed and approved by majority vote by the Planning Board on May 14, 2008.

  
Sally I. Turner, Clerk

