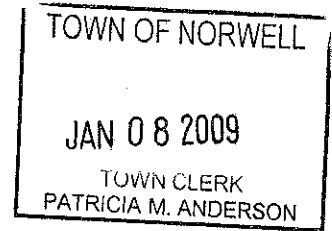


**Norwell Planning Board Meeting Minutes
December 17, 2008**



The meeting was called to order at approximately 7:10 P.M. Present were Board Members Karen A. Joseph, Kevin P. Jones, Charles Markham, Michael J. Tobin, Sally I. Turner and Town Planner Todd Thomas.

DISCUSSION: Draft Agenda

The Board acted on the agenda presented by the Town Planner.

DISCUSSION: December 3, 2008 Regular Meeting Minutes

The Board did not act on the December 3, 2008 minutes.

DISCUSSION: Bills (None)

The Board did not pay any bills.

DISCUSSION: Abby Hardy GIS Request for CPC Support

Abby Hardy, Norwell's Conservation Agent, appeared before the Board seeking a letter of positive recommendation to the Community Preservation Committee about the potential acquisition of GIS software. Ms. Hardy said that the \$15,000 Arc Editor software she was seeking would be instrumental in prioritizing open space acquisitions, as called for in Norwell's Open Space and Recreation Plan 2005-2010. Member Markham said that a consultant might be beneficial to leverage the CPA Funds investment in the software, ensuring consistent data integration across the various departments in Town Hall. Ms Hardy said that the Town's current contract with Environmental Partners Group may be able to facilitate such an integration. Member Jones moved to send a favorable letter to the CPC regarding the potential software acquisition. The motion was affirmed by a vote of 3-0-2, with Members Markham and Turner abstaining. The Town Planner said that he would draft the letter for the approval and signature of Member Joseph.

DISCUSSION: ANR Plans for 12 Bobstay Ln. & 27 Parker St.

12 Bobstay Lane (Sorgi) ANR – The Board discussed the October 15, 2008 ANR Plan for 12 Bobstay Lane. Upon a motion made by Member Jones, the Board found that Findings B through X, as shown on the draft Certificate of Vote, were satisfied. The motion was affirmed by a vote of 5-0. Upon a motion made by Member Turner, the Board found that Finding M regarding the zoning data was not satisfied. The motion was affirmed by a vote of 5-0. Upon a motion made by Member Jones, the Board found that Finding A, as shown on the draft Certificate of Vote, was satisfied and that the ANR Plan for 12 Bobstay Lane should be endorsed as approval not required Under the Subdivision Control Law. The motion was affirmed by a vote of 5-0.

27 Parker Street (Jevne) ANR – With Paul Jevne in attendance, the Board discussed the November 20, 2008 ANR Plan for 27 Parker Street. Upon a motion made by Member Jones, the Board found that Findings B & J, as shown on the draft Certificate of Vote, were not satisfied, as the signature information on the application was incorrect and the

accessing information for the abutting parcels across Parker street were mislabeled. The motion was affirmed by a vote of 4-0-1, with Member Turner abstaining. Upon a motion made by Member Jones, the Board found that the remaining Findings were satisfied, with the exception of Finding A. The motion was affirmed by a vote of 4-0-1, with Member Turner abstaining. Upon a motion made by Member Jones, the Board denied the ANR Plan for 27 Parker Street, due to the incorrect assessing and ownership information, and found that the information required to determine that approval under the Subdivision Control Law was not required had not been fully submitted. The motion was affirmed by a vote of 4-0-1, with Member Turner abstaining.

DISCUSSION: FY10 Planning Board Budget

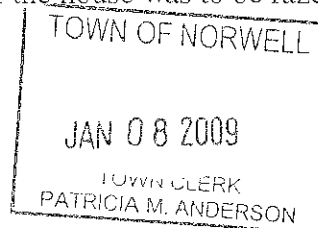
The Board reviewed the draft Planning Board budget for FY2010. Upon a motion made by Member Markham, the Board accepted the budget as proposed. The motion was affirmed by a vote of 5-0.

DISCUSSION: Suppression of Overhead Wires in the Town Center

The Town Planner reiterated the feedback he received about the potential suppression of overhead wires in the Town Center. The Town Planner said that various people told him that they would support the proposal with CPA Funding. Member Jones and Member Joseph said that they were opposed to using CPA Funding for this effort. Member Markham said that the question of funding was presumptuous, and he was only seeking that Town Meeting appoint a committee to perform a "feasibility study". He added that the CPC may be the right committee to ask Town Meeting to form such a committee, and that he would breach this question at its next meeting.

DISCUSSION: Cowings Cove Drainage & Roadway As-Builts

With Technical Consultant Chessia, developer Eugene Mattie and his engineer Joshua Bowes of Merrill Engineering present, the Board reviewed the interim as-built plans for the drainage basin and roadway at the Cowings Cove subdivision. Mr. Chessia said that the roadway as-built was certified but that the drainage basin was not built to exact specifications. He said that the berm settled and is lower than the emergency spillway and that he wanted to observe that no weeping occurred at this berm after it was rebuilt in the spring. Member Joseph agreed that this basin work could be done in the spring and that it should not hold up home construction because it was relatively minor. Mr. Mattie said that he would have the basin work completed as soon as possible and a new interim as-built drawn upon completion. Member Joseph added, that the subdivision's approval had other unsatisfied conditions that would prohibit home construction until they were rectified. The Town Planner said that the covenant would need to be replaced, Parcel B would need to be restricted and deeded to the Maxwell Land Trust and a zoning determination for the existing house on Lot 1 would need to be obtained before the Building Inspector could issue Building Permits. It was suggested that Mr. Mattie work on obtaining substitute surety, restrict and deed Parcel B to the Maxwell Trust, and request a hearing in front of the Board of Appeals, before coming back before the Planning Board in January. Member Markham added that the Board would consider determining a value for the potential demolition of the house on Lot 1 and adding that value to the surety balance, if it was determined that the house was to be razed, but would



be held up by the Demolition Delay Bylaw. Mr. Mattie said that he would work with the Town Planner to resolve the remaining conditions that currently prevented him from obtaining building permits.

DISCUSSION: Scenic Road Bylaw Proposed Changes for 2010 ATM

The Town Planner walked the Board through the proposed changes to the Scenic Road Bylaw. The Board discussed the minor changes and found them to be appropriate. Member Markham moved that the Board submit the bylaw as modified for an article at the Spring 2010 Town Meeting. The motion was approved by a vote of 5-0.

DISCUSSION: Laurelwood Modification Decision

The Town Planner notified the Board that a request was received by the applicant to extend the Deadline for Final Action on the Laurelwood Modification subdivision until January 31, 2009, so that his attorney could review the draft decision. The Board discussed the merit of the request. Upon a motion made by Member Turner, the request to extend the Deadline for Final Action was denied by a vote of 3-1, with Member Jones having left the room because he was not voting eligible. The Board then reviewed the draft decision, made certain changes thereto, and approved the Laurelwood Subdivision Modification by a final vote of 4-0.

ADJOURNMENT

At 10:25 P.M. Member Tobin moved 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 7, 2009.



Charles Markham, Alternate Clerk

TOWN OF NORWELL
JAN 08 2009
TOWN CLERK
PATRICIA M. ANDERSON