

**Norwell Planning Board Meeting Minutes
February 13, 2008**

The meeting was called to order at approximately 7:00 P.M. Present were Board Members Bruce W. Graham, Karen A. Joseph, Sally Turner and Town Planner Todd Thomas. Member Charles Markham arrived during the discussion on South Street.

DISCUSSION: Draft Agenda.

The Town Planner asked to add a discussion on the South Shore Greenway project. Member Turner moved and Member Joseph seconded that the Board accept the amended agenda as presented. The motion was approved 3-0.

DISCUSSION: January 23rd & 30th, 2008 Meeting Minutes.

Member Joseph moved and Member Turner seconded the motion to accept the January 23rd 2008 regular meeting minutes and the January 30th 2008 special meeting minutes as presented. The motion was approved 3-0.

DISCUSSION: Bills.

Todd Thomas (January '08 – Expenses)	\$ 75.19
WB Mason (Office Expenses – Inv#WP8475)	\$ 29.60
Conway School of Land. Des. (Inv#WIN08-04)	\$ 200.00
Chessia Consulting (John Neil Dr. – Inv#335)	\$ 921.95
“ “ “ (Edgewood Park – Inv#337)	\$ 990.00
“ “ “ (Cowings Ln. – Inv#349)	\$1,238.08
Total	\$3,454.82

Member Turner moved and Member Joseph seconded that the bills be paid and that the payment vouchers be signed. The motion was approved 3-0.

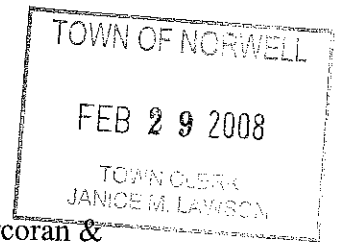
DISCUSSION: Vote to Confirm Warrant Items.

The Town Planner said that Board should vote to confirm the placeholders that he delivered to the Selectmen’s Office for the 2008 Warrant. He noted that the placeholders were as follows: ZBL §2318 Common Driveway, ZBL §2460 Height Restriction, ZBL for OSRD Subdivision, a General Bylaw for Scenic Roads and a General Bylaw giving the Planning Board the authority to appoint committees.

Member Joseph moved that the Planning Board submit placeholders to the Warrant as noted, subject to further review and discussion of the zoning proposal for Open Space Residential Design. Member Turner seconded the motion and the vote affirming it was 3-0.

DISCUSSION: South Street Friendly 40B Presentation.

The proponents of the South Street 40B LIP proposal appeared before the Board to briefly present their preliminary plans for 198 apartments. Member Graham began the meeting by noting that it was not a public hearing and that the Planning Board has no statutory authority in regards to this proposal. He added that a LIP is a collaborative process, which the Selectmen had the sole authority to enter into.



Roger Hughes, the proponent's counsel, introduced John Flood of John M. Corcoran & Company Inc., who lead the Board through a PowerPoint presentation about the proposal. Mr. Flood said that he hoped that the Town could work with the developer to visualize a quality project. Mr. Flood also said that, under the LIP process, the Selectmen could withdraw their support for "Norwell Commons" at anytime before the Board of Appeals grants a Comprehensive Permit. The Norwell Commons site was described as being 36 acres, with 26 acres of wetlands, and having a density of six homes per acre. The breakdown of apartments proposed was: 95 one bedrooms, 95 two bedrooms, and 8 three bedrooms. Mr. Flood added that his company was proposing to tie into and perpetually pay for the high school wastewater treatment facility.

Member Graham asked about the expected 2010 Census numbers, and said that additional units within the development may be necessary if the proposal was to truly satisfy Norwell's 10% affordable housing mandate. Member Joseph asked if there were other similar proposals in like sized towns. She also asked specific technical questions about the proposal including: traffic impact, trip generation, intersection design, an indirect highway access permit, parking, stormwater, and open space. Mr. Flood replied that the proposal was not fully developed yet, but that the proponent's engineer, HW Moore Associates, would be able to address and answer these questions as more details became finalized. Member Markham asked if the apartments would ever be turned into condos. Attorney Hughes said that such a conversion would not happen. Member Turner said that she is not opposed to a rental project, but was concerned with the proposed density, sight lines, and the provision for alternative access. Member Turner added that she was concerned about privatizing the school's septic system. Member Markham said that the proposed roadway access and traffic concerns on South and Mill Street would be critical to the success of this proposal. Member Graham agreed with Member Markham and said that the proponent should receive input from Hanover about the traffic impacts on Mill Street.

The Board concluded the meeting by taking input from abutters and scheduling Neil Farmer, the Planning Board's representative to the Affordable Housing Committee, on February 27th at 7:05 P.M. for further discussion.

DISCUSSION: Vote on Layout Letters, Edgewood & Hawthorne.

With Mary Williams present, the Town Planner updated the Board about the pending completion of construction for both Edgewood Park and Hawthorne Lane. The Planning Board decided to instruct the Selectmen to move forward with the layout of each street until the Board could provide an update on each of their status on February 27th. Upon a motion made by Member Markham and seconded by Member Joseph, the Town Planner was instructed to forward the draft letters for each street to the Selectmen once the suggested changes were made. A 3-0-1 vote affirmed the motion with Member Turner abstaining.

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DISCUSSION: Pinson Lane Surety Release.

Attorney Steven Guard and developer John Tedeschi appeared before the Board seeking full surety release for Pinson Lane. The Town Planner said that the Town currently holds \$106,000 of surety in the form of a Letter of Credit. He added that the subdivision construction of Pinson Lane was complete and the legal requirements were also complete, save the receipt of two of the three mortgagee consents. He also said that Town Counsel had estimated a value of \$5,000 for the remaining legal work for the mortgagee subordination consents. Attorney Guard agreed to record the remaining mortgagee consents if received and further agreed to certify to Town Counsel, that based on his review of the titles of lots 1 & 3, that membership in the subdivision's HOA is a requirement of ownership. Member Joseph requested the receipt of this certification before surety was released. She also agreed that \$5,000 should be retained for the remaining mortgagee consents. Member Graham agreed. Upon a motion made by Member Joseph and seconded by Member Turner, \$101,000 of the Letter of Credit was to be released when the required certification was received and surety was to remain in the amount of \$5,000 until the remaining mortgagee subordination consents were received. A 4-0 vote affirmed the motion.

DISCUSSION: Common Driveway Zoning Amendment.

The Planning Board discussed the proposed changes to ZBL §2318 Common Driveway. Member Joseph moved to finalize the proposed version subject to the review of Town Counsel. Member Turner seconded the motion and it was affirmed by a vote of 4-0.

DISCUSSION: Scenic Road General Bylaw.

The Planning Board discussed the proposed changes to the Scenic Road General Bylaw. Member Markham said that he did not want to omit the section containing the procedure for Scenic Road designation. Upon a motion made by Member Joseph and seconded by Member Markham, the February 12th draft of the Scenic Road general bylaw was approved for the Warrant. A vote of 4-0 affirmed the motion.

DISCUSSION: Vote to Accept Town Report.

Upon a motion made by Member Turner and seconded by Member Joseph, the Planning Board accepted the draft version of the Annual Town Report. A 4-0 vote affirmed the motion.

DISCUSSION: Update on 40B – 1.5% Land Area Opt Out

The Town Planner and Chairman Graham provided the Board with an update on the research done to ascertain if the Town can prove it is 1.5% affordable by total land area. The Town Planner added that Jim Boudreau had already asked MAPC to entertain a study to determine the "General Land Area Minimum" in Norwell. Member Graham suggested asking the Town Planner to determine when Jim Boudreau expected MAPC to complete their study. Member Joseph was unsure if MAPC could complete the study and said that the Planning Board should draft a letter to the CPC to ascertain if they would pay for such a study if the Planning Board hired a consultant to complete the work after Town Meeting. The Board agreed with Member Joseph and the Town Planner agreed to draft the letter to the CPC immediately. Upon a motion made by Member Joseph and

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seconded by Member Turner, the Town Planner was instructed to draft a letter to the CPC asking for \$3,000 to hire a consultant to undertake a study of the "General Land Area Minimum" in Norwell.

DISCUSSION: Proposed OSRD Bylaw.

The Planning Board discussed the proposed draft of the Open Space Residential Design zoning bylaw. Member Graham asked how the Board Members felt about OSRD conceptually. Member Joseph said that having a bylaw like OSRD might help fight 40B proposals since the Town's zoning could be viewed as less exclusionary. She suggested having a Saturday meeting to fully vet the details of the bylaw, using previously approved subdivision plans as examples.

Member Joseph asked why the yield plan was based on a 1000' dead end road. Member Graham said that the longer road was the incentive to encourage developers to use the OSRD bylaw. Member Graham also added that the longer road would allow the subdivision to have a vegetated buffer shielding it from roadside view. Member Joseph asked the Town Planner to ask Technical Consultant Chessia about how to best manage the soft-drainage suggestion on page 7 of the draft bylaw. The Town Planner agreed to talk to Mr. Chessia and scheduled further discussion of the OSRD bylaw for February 27th.

DISCUSSION: South Shore Greenway Vote (Agenda Addendum).

Upon a motion made by Member Markham and seconded by Member Turner, the Planning Board agreed, "to participate in the South Shore Greenway study being prepared by students from the Conway School of Landscape Design". A 4-0 vote affirmed the motion.

ADJOURNMENT.

At 10:30 P.M. Member Markham 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 February 27, 2008.


Sally I. Turner, Clerk