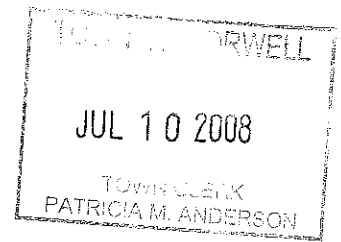


**Norwell Planning Board Meeting Minutes  
June 25, 2008**



The meeting was called to order at approximately 7:00 P.M. Present were Board Members Bruce W. Graham, Karen A. Joseph, Charles Markham, Michael J. Tobin, Sally I. Turner and Town Planner Todd Thomas.

**DISCUSSION: Draft Agenda**

Member Joseph moved and Member Turner seconded that the Board accept the agenda as presented. The motion was approved 5-0.

**DISCUSSION: June 11, 2008 Meeting Minutes**

Member Joseph moved and Member Tobin seconded the motion to accept the June 11, 2008 meeting minutes as presented. The motion was approved 4-0-1.

**DISCUSSION: Bills.**

Chessia Consulting (Stormwater Mgmt. Present - #419)	\$ 500.00
Todd Thomas (June 2008 Expenses – Incl. Scanner)	\$ 433.10
Monadnock Spring Water (Inv. #500580)	\$ 10.00
Reserve Acct. (Annual Postage)	\$ 133.00
<u>Bond Printing (Inv. #5420 – 500 Bus. Cards, TT)</u>	<u>\$ 59.80</u>
TOTAL	\$1,135.90

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

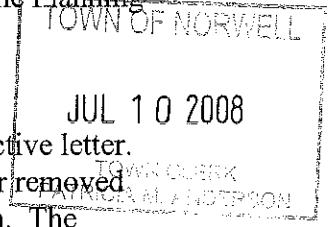
**Discussion: ANR Plan for Cross Street (Shepard)**

Upon a motion made by Member Tobin and seconded by Member Markham, the June 6, 2008 ANR Plan of Land Located in Scituate & Norwell Massachusetts Prepared For Robert L. Shepard (the “ANR Plan”) was accepted on June 25, 2008 by a vote of 5-0. The Board discussed the ANR Plan and went through the staff findings. Upon a motion made by Member Markham and seconded by Member Turner, the Board adopted staff findings B through X by a vote of 5-0. Upon a motion made by Member Tobin and seconded by Member Turner, the Board adopted staff finding A and found that all the necessary evidence was submitted to determine that subdivision approval was not required and that the ANR Plan was substantially compliant with its Rules and Regulations by a vote of 5-0. Upon a motion made by Member Markham and seconded by Member Tobin, the Board voted to endorse the ANR Plan as approval not required under the Subdivision Control Law by a vote of 5-0.

**Discussion: New Planning Board CPC Representative Needed**

After being appointed to the Board of Assessors, Member Markham abdicated his seat on the Community Preservation Committee (CPC) as the Planning Board’s representative. Member Graham and Member Turner expressed interest in serving as the Planning Board’s representative to the CPC. After a discussion in which Member Tobin and Member Joseph said they had no interest in replacing Member Markham, Member Graham withdrew his name from consideration. Upon a motion made by Member

Graham and seconded by Member Tobin, Member Turner was appointed as the Planning Board's representative to the CPC by a vote of 5-0.



**Discussion: Crosswalk Letter to the Highway Surveyor**

The Town Planner presented the Board a revised copy of the Crosswalk Directive letter. He told the Board that a handful of suggested crosswalks were either added or removed from the previous letter after a final site inspection of each crosswalk location. The Town Planner added that he would work with the Highway Surveyor, the Fire Chief and the Selectmen about the proposed work in the Town Center. The Board discussed the letter, and upon a motion made by Member Turner and seconded by Member Markham, the Town Planner was instructed to send the letter to the Highway Surveyor. The vote affirming this motion was 5-0.

**Discussion: Proposed Dover Street Crosswalk**

The Town Planner led the Board through the pros and cons of "Option 1" and "Option 2", as shown on the May 23, 2008 plans and letter for the Dover Street Crosswalk drawn by Coler & Colantonio. The Town Planner explained that Option #2 was the more rational location for the crosswalk, in terms of proximity to the Norris Reservation trailhead. However, tree growth and the stone wall for traffic coming from the west on Dover Street impinged the sight lines for this crosswalk location. The Town Planner said that the crosswalk location shown in "Option 1" had the required sight distance, but provided an indirect path to the Norris Reservation trailhead. Member Graham said that he was not as concerned with the indirectness of the pedestrian crossing, but of the public safety aspect of locating a crosswalk with adequate sight distance. Member Joseph said that she was concerned how a crosswalk in this location would be received by the abutting Post Office property. The Town Planner responded that no work other than the painting of the crosswalk was envisioned for Dover St and that all of this work would be within the limits of the pavement and within the right of way. The Town Planner agreed to further investigate potential impacts to the Post Office property and to prepare a draft letter for the July 9<sup>th</sup> meeting. The Planner also said he would get a stamped plan from Coler & Colantonio showing the Option 1 crosswalk location. Ralph Gordon appeared at the end of the discussion. He said he would present the final plans to the Trustees of Reservations so they could prepare their property to receive the crosswalk.

**Discussion: Subdivision Fee Schedule**

The Town Planner introduced the revised fee schedule with the requested changes from the previous meeting. The Board discussed if they wanted to charge a per lot fee for OSRD Special Permit applications. Member Joseph wanted higher fees for OSRD submittals and Member Markham did not. The Board agreed to eliminate the per lot charge for OSRDs, but to raise the base fee from \$500 to \$2,000. The Board instructed the Town Planner to make this change and two ancillary changes. The Town Planner agreed to place the new fee schedule online and to file a copy of it with the Town Clerk's office and the Board of Appeals office. Upon a motion made by Member Joseph and seconded by Member Markham, the Board adopted the schedule of fees, as revised, effective immediately, by a vote of 5-0.

**Discussion: Rules & Regulations Update**

The Town Planner and the Planning Board reviewed a list of proposed changes to the Subdivision Rules and Regulations. The Town Planner agreed to make certain changes to the draft revisions, as instructed, for further discussion on July 23<sup>rd</sup>.

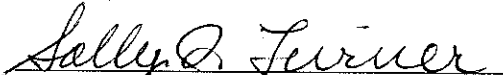
**Discussion: Norwell Commons at South Street**

The Town Planner told the Board that he was working on a comment letter for the Board of Appeals that he would finish as soon as the Norwell Commons received Project Eligibility from MassHousing. The Town Planner was instructed to add Norwell Commons to the July 9, 2008 agenda.

**ADJOURNMENT**

At 9:45 P.M. Member Joseph moved and Member Turner 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 July 9, 2008.

  
Sally I. Turner, Clerk

