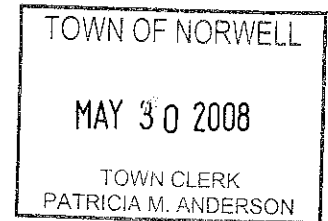


**Norwell Planning Board Meeting Minutes  
May 14, 2008**



The meeting was called to order at approximately 7:00 P.M. Present were Board Members Bruce W. Graham, Karen A. Joseph, Michael J. Tobin, and Town Planner Todd Thomas. Member Sally I. Turner arrived during the discussion on the 302 Summer Street ANR. Member Charles Markham arrived during the discussion on the 448 River Street ANR.

**DISCUSSION: Draft Agenda**

Member Joseph moved to add discussions to the agenda on the Laurelwood Modification and the proposed joint meeting with the Selectmen on June 11<sup>th</sup>. The Town Planner asked to add a discussion to the agenda on the upcoming South Shore Chamber of Commerce luncheon. Member Tobin moved and Member Joseph seconded that the Board accept the amended agenda as presented. The motion was approved 3-0.

**DISCUSSION: April 23, 2008 Meeting Minutes**

Member Joseph moved and Member Turner seconded the motion to accept the April 23, 2008 meeting minutes as presented. The motion was approved 3-0.

**DISCUSSION: Bills**

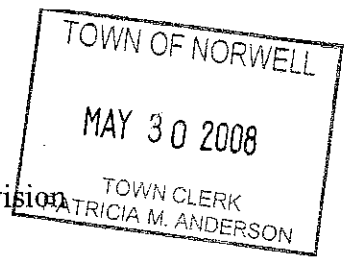
Todd Thomas (April Mileage)	\$ 30.05
Gatehouse Media (Advertise for Bylaw Hearings)	\$ 704.68
WestonGraphics (Master Plan Copy)	\$ 72.00
Chessia Consulting (Cowings Cove, Inv. #388)	\$ 336.68
“ “ (Laurelwood, Inv. #387)	\$ 829.45
“ “ (Edgewood Park, Inv. #399)	\$ 58.56
“ “ (Donovan Farms, Inv. #400)	\$ 59.45
Total	\$2,090.87

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: ANR Plan for 302 Summer Street**

PLS John S. Keefe and applicants George and Genevieve Davis were in attendance. Upon a motion made by Member Turner and seconded by Member Tobin, the ANR Plan for 302 Summer Street was accepted on May 14, 2008 by a vote of 4-0. The Board discussed the plan and went through the staff findings. Upon a motion made by Member Turner and seconded by Member Joseph, the application fee was waived by a vote of 4-0. The Board agreed to waive the fee because they denied an earlier plan based on an opinion from Town Counsel about the use of a tie-line. This opinion was later reversed and the resubmitted plan was unchanged in regards to the tie-line.

Upon a motion made by Member Joseph and seconded by Member Tobin, the Board adopted the staff findings and found the ANR Plan for 302 Summer Street to be substantially compliant with its Rules and Regulations by a vote of 4-0. Upon a motion made by Member Joseph and seconded by Member Turner, the Board voted to endorse



the ANR Plan for 302 Summer Street as approval not required under the Subdivision Control Law by a vote of 4-0.

**DISCUSSION: ANR Plan for 448 River Street**

PLS Peter E. Tuttle was in attendance. Upon a motion made by Member Turner and seconded by Member Tobin, the ANR Plan for 448 River Street was accepted on May 14, 2008 by a vote of 4-0. The Board discussed the plan and went through the staff findings. Member Turner asked about the zoning issues with the plan that were acknowledged by the Town Planner. Member Graham commented that the Board is not making a zoning determination when endorsing an ANR plan. Member Turner agreed and said that she was still bothered that the two dwellings on the Laban's property now only had 1.3 acres of land. Member Joseph questioned why the stone wall along the frontage of the property was not shown on the plan. PLS Tuttle confirmed that there were no drill holes in the wall. PLS Tuttle also confirmed that the applicant would return for a Scenic Road Hearing in order to remove trees and breach the wall for the driveway.

Upon a motion made by Member Joseph and seconded by Member Tobin, the Board adopted the staff findings and found the ANR Plan for 448 River Street to be substantially compliant with its Rules and Regulations by a vote of 4-0-1. Upon a motion made by Member Joseph and seconded by Member Turner, the Board voted to endorse the ANR Plan for 448 River Street as approval not required under the Subdivision Control Law, subject to the endorsed plan being accompanied by a cover letter to the Building Inspector that listed the Board's zoning concerns. The motion was approved by a vote of 4-0-1. Member Markham, who arrived late, abstained from the final two votes.

**DISCUSSION: Town Meeting Postmortem**

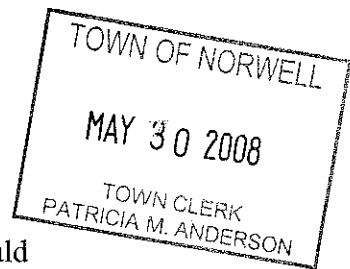
The Board discussed the proposed amendment to §2460 Height Restrictions that failed to carry at Town Meeting. The Board agreed that a balloon test and greater public outreach should be done if the amendment was proposed at the next Town Meeting. The Town Planner said he would exempt Business C-3 on South Street from the bylaw on the next iteration of §2460 Height Restrictions.

**DISCUSSION: Vote to Approve Cowings Cove Utilities Plan**

The Town Planner informed the Board that Highway Surveyor Foulsham and Technical Consultant Chessia had previously agreed to the Cowings Cove utilities plan. Member Joseph confirmed that the planned utilities did not conflict with the street tree easement. Upon a motion made by Member Joseph and seconded by Member Markham, the Board approved the Cowings Cove utilities plan by a vote of 5-0.

**DISCUSSION: Committee Reappointments (CPC, Pathways & Cap. Budget)**

The Town Planner informed the Board that the appointment of Member Turner to the Pathway Committee, the appointment of Member Joseph to Capital Budget Committee, and the appointment of Member Markham to the Community Preservation Committee expired on June 30<sup>th</sup>. Upon a motion made by Member Turner and seconded by Member Tobin, the Board reaffirmed the current committee appointments, subject to Board of Selectmen approval, by a vote of 5-0.



**DISCUSSION: Town Center Crosswalk Resurfacing on May 14<sup>th</sup> & 16<sup>th</sup>**

The Town Planner informed the Board that the crosswalk resurfacing work would commence on the 14<sup>th</sup> and conclude on the 16<sup>th</sup>.

**DISCUSSION: South Shore Chamber of Commerce Luncheon**

The Town Planner informed the Board that he was invited to attend the South Shore Chamber of Commerce luncheon, featuring Commissioner Paeiwonsky of MassHighway. The Board instructed the Planner to attend the June 3rd gratis luncheon.

**DISCUSSION: June 11<sup>th</sup> Joint Meeting with the Selectmen**

Member Joseph expressed reluctance to jointly meet with the Selectmen on camera, as she thought it would hinder the productivity of the meeting. Member Graham said he thought an on camera meeting could still be productive.

**DISCUSSION: Laurelwood Modification**

Member Joseph asked the Town Planner to confirm that stormwater was not being stored in the wetlands.

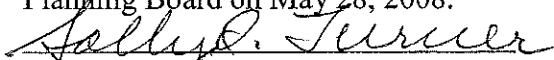
**DISCUSSION: John Neill Drive Ext. Deliberations**

The Board continued their deliberations on the John Neil Drive Extension subdivision. Member Graham suggested deliberating the thornier issues first, such as riprap within the right of way, earth removal and the rain gardens. Member Markham said that he liked utilizing individual site development plans to deal with the rain gardens. Member Joseph asked if the Board was willing to condition rain gardens on all future subdivisions, or should the Board specify why they are conditioning them in this instance. Member Markham said that he would only condition the rain gardens in this instance because the subdivision was so small. He added that he would not want to go through the site development plan process for a larger subdivision. Member Joseph said that any rain garden conditioning must tie into the subdivision's Operation and Maintenance Plan and the homeowners' association. Member Graham spoke about the earth removal bylaw. He opined that the engineer could have kept the additional soil on-site if the Board directed him to. Member Tobin said that he was not inclined to grant the earth removal waiver due to the environmental impact of the proposed work. Member Joseph said that she would have preferred less soil to be removed from the site and that the Board should look at a bylaw that governs cut and fill. The Board suspended deliberations at approximately 9:50 P.M. The Town Planner was instructed to post for a meeting on the 21<sup>st</sup> for further deliberations.

**ADJOURNMENT**

At 9:50 P.M. Member Tobin moved and Member Joseph 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 May 28, 2008.

  
Sally I. Turner, Clerk