

**Norwell Planning Board Meeting Minutes  
November 12, 2008**

The meeting was called to order at approximately 7:02 P.M. Present were Board Members Karen A. Joseph, Charles Markham, Michael J. Tobin, Sally I. Turner and Town Planner Todd Thomas. Member Kevin P. Jones arrived during the Stetson Ford House discussion.

**DISCUSSION: Draft Agenda**

Member Joseph moved to add a discussion on Simon Hill Village. The Town Planner requested to add a discussion on a potential Scenic Road Hearing for Nationalgrid. Member Tobin moved that the Board accept the amended agenda as presented. The motion was approved by a vote of 4-0.

**DISCUSSION: October 22, 2008 Regular Meeting Minutes**

Member Tobin moved to accept the October 22, 2008 regular meeting minutes as presented. The motion was approved by a vote of 4-0.

**DISCUSSION: Bills**

Monadnock Water (Inv. #529518)	\$ 20.00
Todd Thomas (Reimb. October Expenses)	\$102.51
Chessia Consulting (Clapp Brook – Inv. 482)	\$275.00
<u>Chessia Consulting (Laurelwood – Inv. 477)</u>	<u>\$570.00</u>
TOTAL =	\$967.51

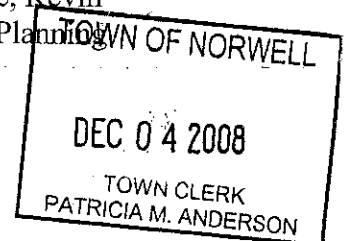
Member Markham moved that the bills be paid and that the payment vouchers be signed. The motion was approved by a vote of 4-0.

**DISCUSSION: Stetson Ford House w/ Rick Merritt & Jim Boudreau**

With Selectman Rick Merritt, Town Administrator Jim Boudreau, Bob Norris, Joe Carty, Kim Zayotti and Wendy Bawabe of the Historical Commission present, the Planning Board discussed the plans for Stetson Meadows and, more specifically, the Stetson Ford House. Member Joseph said that she heard conflicting reports about the willingness to sell the Stetson Ford House. Selectman Merritt said that there was no final agreement to sell the house, and that he was trying to comply with the Town Meeting vote that instructed a plan be drawn up dividing Stetson Meadows between the Conservation Commission, the Historical Commission and the Recreation Commission. Selectman Merritt also said that he believes such an ANR could be done without requiring road improvements. Member Joseph said that an ANR plan would be needed to divide the property per Town Meeting's vote. Member Markham said that a historical deed restriction should be placed on the house before any potential sale takes place. Member Joseph confirmed that there would be articles about the Stetson Ford House at the Spring Town Meeting.

**DISCUSSION: Pathway Committee w/ David Vose**

With David Vose, Anne Staples, Betsy Jackson, Christine Josti, Scott Raeside, Kevin Cafferty, Dick Twigg and Steve Ivas of the Pathway Committee present, the Planning



shuttle to the Red Line T, instead of to the Commuter Rail. The Board agreed to continue to explore Norwell's involvement in the Suburban Mobility Program through a potential letter of intent.

**DISCUSSION: Subdivision Rules and Regulations Update**

Member Joseph asked for more time to review the proposed updates to the Planning Board's Rules and Regulations. The Town Planner said that he would work with Member Joseph over the coming weeks to discuss her concerns with the current draft.

**DISCUSSION: Masthead Drive Extension Subdivision**

The Town Planner provided the Board an update on the Masthead Drive Extension subdivision. He informed the Board that the applicant, George Junior, was actively seeking Conservation Commission approval and a building permit for the ANR lot permitted off his unconstructed two-lot subdivision road. The Town Planner also informed the Board that Mr. Junior's zoning protection had lapsed and the Board could now rescind the subdivision. The Board debated rescinding the subdivision, but decided against it when the Town Planner said that he believed the subdivision was unbuildable due to wetland constraints. The Town Planner was instructed to draft a letter to the Building Inspector citing that Mr. Junior's entire parcel was subject to a subdivision covenant that forbade the issuance of building permits until the road and associated utilities were constructed. The letter was to be subject to Chair Joseph's approval and contain CC's to Town Counsel and Mr. Junior.

**DISCUSSION: Potential Scenic Road Hearing for Nationalgrid**

The Town Planner notified the Board that Nationalgrid provided the Highway Surveyor a list of trees on scenic roads that they believe need to be removed or trimmed. The Board deliberated about the need for a public hearing for the proposed work. Member Turner noted that one of the trees slated for removal was on the Town Common. The Board decided to go forward with the public hearing. The Town Planner was instructed to advertise for the hearing and to put the list of trees slated for removal on the Planning Board's website.

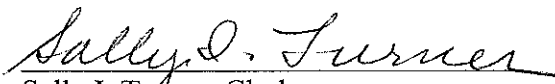
**DISCUSSION: Simon Hill Village**

Member Joseph noted that the peer review for Simon Hill Village would be available shortly and that the Board should start thinking about its next comment letter.

**ADJOURNMENT**

At approximately 10:20 P.M. Member Turner moved that the Board adjourn from regular session and enter into Executive Session. A 5-0 vote affirmed the motion as follows: Kevin P. Jones – Aye, Karen A. Joseph – Aye, Charles Markham – Aye, Michael J. Tobin – Aye, Sally Turner – Aye.

I certify that the above minutes were reviewed and approved by majority vote by the Planning Board on December 3, 2008.

  
Sally I. Turner, Clerk

