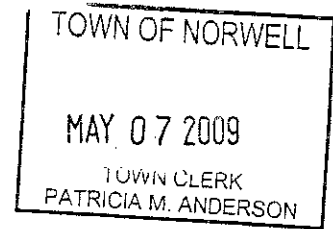


Norwell Planning Board Meeting Minutes
April 29, 2009



The meeting was called to order at approximately 6:30 P.M. Present were Board Members Margaret Etzel, Kevin P. Jones, Karen A. Joseph, Michael J. Tobin and Town Planner Todd Thomas.

DISCUSSION: Cedar Point Subdivision Modification @ C.P. Cul-de-sac

The Planning Board met at the Cedar Point cul-de-sac for a site visit to evaluate the potential further modification of the October 8, 2003 modification of the Cedar Point subdivision. Resident Jack Robbie and his P.E., John Cavanaro explained the proposed modification, which would create a new house lot between the existing homes of Mr. Robbie & Ms. Judith Chase. Member Joseph asked when the subdivision road was paved, as the modification included two sections of gravel roadway. Mr. Robbie replied that the road was paved last summer, with Conservation Commission approval, but without Planning Board approval. He added that he was not aware that the paving work required Planning Board approval.

P.E. Cavanaro asked if the Board would consider further modifying the covenant and subdivision, and how much improvement it might require to the 15' wide newly paved cul-de-sac and what other roadway and drainage improvements might be needed. Member Joseph said she is not inclined to vote for further modification of the subdivision, but that the applicant was free to formally apply at any time. Member Jones also said that he was unlikely to consider the additional modification as proposed.

DISCUSSION: Draft Agenda (@ Town Hall Planning Office)

Member Jones moved that the Board accept the agenda as presented. The motion was approved by a vote of 4-0.

DISCUSSION: April 8, 2009 Meeting Minutes

Member Jones moved to accept the April 8, 2009 meeting minutes as presented. The motion was approved by a vote of 4-0.

DISCUSSION: Bills (None)

DISCUSSION: Edgewood Park Field Change for Cul-de-sac Street Light

With Mary Williams present, the Board discussed a potential field change request for the elimination of the streetlight at the end of the Edgewood Drive cul-de-sac. Ms. Williams spoke to the potential complications resulting from having to replace this streetlight with a streetlight that Nationalgrid would assume the responsibility for. These complications potentially included digging up the edge of the roadway. Member Jones said he is more than happy not to have a streetlight at this location. Member Joseph said that she performed a survey of other subdivision cul-de-sacs in Town, and that only half had streetlights on their cul-de-sacs. Member Joseph, after a brief discussion in which a premium was placed on maintaining the structural integrity of the roadway's pavement, agreed to the removal of this streetlight. Member Jones moved to eliminate the cul-de-

sac streetlight. A vote of 4-0 affirmed the motion. The Town Planner was instructed to manually note the streetlight removal on the mylars.

DISCUSSION: Building Height PowerPoint Presentation

The Board reviewed and discussed the proposed PowerPoint presentation on increasing building height in Business Districts C1 & C2. The Board directed the Town Planner to make myriad changes to presentation. The Town Planner agreed to make the directed changes for the May 6th meeting. Upon a motion made by Member Etzel, the PowerPoint presentation was not brought to the Selectmen's meeting because it required revisions. A 4-0 vote affirmed the motion.

DISCUSSION: Meeting with Selectmen Regarding Building Height ZBL

At 8:00 P.M. the Planning Board met with the Selectmen in the Osborn Room to discuss the proposed increase in building height in Business District C1 & C2. Members Joseph and Jones led the presentation. Selectman Bigger supported the proposal, but expressed a desire to study its impact on the homes on High Street, near the intersection with Longwater Drive. The Planning Board said that it would review the potential expansion of the small C2 lots adjacent to the residential zone at the intersection of High Street and Longwater Drive.

PUBLIC HEARING: Scenic Road Hearing for #13 and #23 Winter Street

The Planning Board reconvened in Room 112 at approximately 8:23 P.M., where Member Etzel read the public hearing notice relative to the plans of Kris Larsen to create a total of two breaches in the stone wall in front of #13 and #23 Winter Street, respectively, to service two existing single family homes. The Planning Board agreed to the proposed 14-foot wide breaches in the stone wall for two 12-foot wide driveway openings, provided that all disturbed stones are used to create tapered ends to the stone wall along both sides of the proposed breaches. The newly created tapered ends to the stone wall would turn back onto the subject property and flank both sides of the new driveways. Finally, no additional stone wall disturbance, including any new utility hookups, would be allowed. At the close of the hearing, it was moved and unanimously voted to approve breaching the stone wall for driveway access to both #13 and #23 Winter Street.

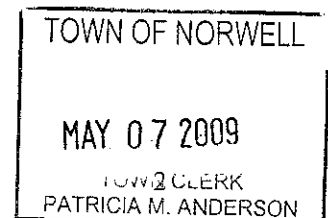
DISCUSSION: Joint Meeting with Selectmen & Pathway Committee

This meeting was cancelled as the Pathway Committee voted not to attend due to the absence of Dick Twigg, who was scheduled to make the presentation to the Selectmen.

DISCUSSION: Forest Ridge Subdivision Timeline & Surety Letter

The Town Planner led the Board through the various issues with the Forest Ridge subdivision. Included within these issues was the August expiration of the Lender's Agreement form of surety. The Town Planner was instructed to draft a short surety reminder letter for the benefit of developer Arthur Rowe. Said letter required Chair Joseph's approval before being sent.

DISCUSSION: Wildcat OSRD Review and Acknowledgment Vote



The Board discussed the various permitting and hearing timelines for the Wildcat OSRD in conjunction with a potential vote to acknowledge the submittal as substantially complete. The Town Planner noted the "Pre-application Conference write-up" that was given to each Member, which chronicled what was asked of the applicant during the Pre-application process. The Board discussed many of the issues enumerated in the "write-up", in addition to the adequacy of the seals and signatures contained on the plan set. Member Joseph said that she thinks the submittal is substantially complete, but is dismayed that many of the Planning Board's Pre-Application comments were not addressed on the Special Permit plans. She added that these comments would need to be addressed during the public hearing, where the OSRD design was subject to change, and that the Planning Board's acknowledgment of the submittal in no way commits them to the current design. Member Tobin moved to acknowledge the submittal as substantially complete, and instructed the Town Planner to draft a letter for the Chair's approval stating the Board's aforementioned comments. A vote of 3-1 affirmed the motion. After the vote, the Board discussed if a super majority vote was needed for all decisions within a Special Permit proceeding. The Town Planner was instructed to contact Town Counsel to inquire if this was indeed the case, and to report the results of the query back to the Board.

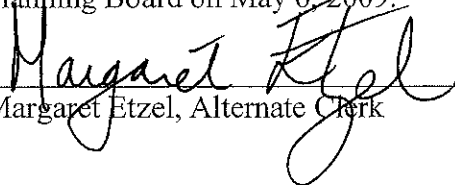
DISCUSSION: John Neil Drive Extension Endorsement Report

The Town Planner provided the Board with a status update on the pending endorsement of the John Neil Drive Extension subdivision. The Town Planner reported that the applicant's attorney was difficult to work with and that the required legal work was not yet complete. The Town Planner was instructed to notify the Town Administrator and to contact Town Counsel to hopefully remedy the outstanding legal issues.

ADJOURNMENT

At. 9:45 P.M., Member Jones moved 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 May 6, 2009.


Margaret Etzel, Alternate Clerk

