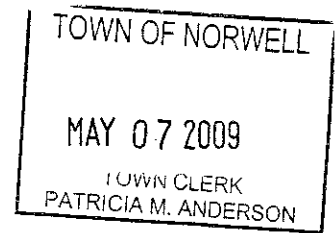


**Norwell Planning Board Meeting Minutes
April 8, 2009**



The meeting was called to order at approximately 7:04 P.M. Present were Board Members Karen A. Joseph, Kevin P. Jones, Margaret Etzel and Town Planner Todd Thomas. Members Sally I. Turner & Michael J. Tobin arrived late.

DISCUSSION: Draft Agenda

Member Jones moved that the Board accept the agenda as presented. The motion was approved by a vote of 3-0.

Discussion: Bills

Chessia Consulting (Edgewood Park, Inv. #515)	\$522.50
W. B. Mason (Inv. #XRX185-000)	29.90
Noble Camera Shops, Inc. (Inv. #58985)	21.00
<u>Todd Thomas (March Expenses/Mileage)</u>	<u>27.70</u>
	Total = \$601.10

Member Jones moved that the bills be paid and that the payment vouchers be signed. The motion was approved by a vote of 3-0.

DISCUSSION: March 25, 2009 Meeting Minutes

Member Jones moved to accept the March 25, 2009 meeting minutes as presented. The motion was approved by a vote of 3-0-2, with Members Etzel and Jones abstaining.

DISCUSSION: Pathway Committee Presentation

With Pathway Committee Members David Vose, Steve Ivas and Dick Twigg present, the Planning Board watched a PowerPoint presentation that chronicled the Pathway Committee's progress to date. Mr. Twigg, who led the presentation, noted that the Pathway Committee was looking to create pathway connections from the schools to Norwell Center, focusing on the 1996 Bikeway Plan. Member Jones, asked about security around the barns at the Jacob's Pond Farmhouse, including contacting and requesting feedback from the Police Department. Member Joseph suggested contacting the Historical Commission. Member Etzel suggested conducting a large group meeting. Conservation Agent Abby Hardy said any trail through the Jacob's Pond Farmhouse property should be adjacent to the stone wall. Mr. Twigg said that the Pathway Committee's next presentation would be to the Conservation Commission.

DISCUSSION: Public Hearing Amendment ZBL §2460 Height Restrictions

With residents Steve Ivas, Kim Zayotti, Marie Molla, Bob Norris, Kelly DeCouto, Bonnie Holmes, Kevin Roberts, Lori Hall, Dorothy Hall, Elaine Courier and David Doyle in attendance, Member Turner read the public hearing notice for the proposed amendment to §2460 of the zoning bylaw, Height Restrictions. Member Joseph spoke to the thought process and history behind the zoning proposal, and the Town Planner led the Board and the audience through the related PowerPoint presentation. The PowerPoint presentation chronicled the observed impacts of the Fire Department's largest ladder truck being used to conduct a height test at four locations in Business C1 & C2.

Member Joseph noted that a four-story shoe factory once existed on High Street. Kim Zayotti of 122 High Street said that she was upset that this proposal was being brought forward two years in a row. She added that she does not believe that the fire ladder gives an accurate presentation of what a five-story building would look like. She said that she is also concerned about traffic and increased break-ins on High Street, as well as the existing vacancies in the office parks. Kevin Roberts of 105 High Street said he was opposed to the additional building height, and also spoke about the existing vacancies in the office parks. Bob Norris of 299 Old Oaken Bucket Road said that impact pictures should have been taken from the second floor of the homes on High Street. Upon a motion made by Member Jones, the public hearing was closed by a vote of 5-0.

The Board returned to this zoning proposal at the conclusion of the public hearings. After a lengthy discussion, Member Jones moved to recommend the proposed amendment to ZBL §2460 Height Restrictions. The motion was approved by a vote of 5-0.

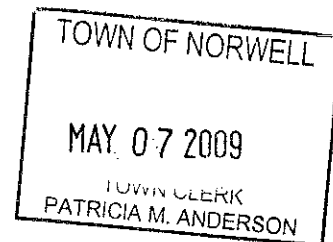
Public Hearing: Amendment, ZBL §4300, Aquifer Protection District

With residents Steve Ivas and Marie Molla in attendance, Member Turner read the public hearing notice for the proposed amendment to §4300 of the zoning bylaw, Aquifer Protection District. Steve Ivas of 315 Winter Street said that the Water Commissioners were generally in favor of the proposed article. Upon a motion made by Member Jones, the public hearing was closed by a vote of 5-0.

The Board returned to this zoning proposal at the conclusion of the public hearings. After a brief discussion, Member Turner moved to recommend the proposed amendment to ZBL §4300 Aquifer Protection District. The motion was approved by a vote of 5-0.

Public Hearing: Amendment, ZBL §3300, Signs

With resident Marie Molla in attendance, Member Turner read the public hearing notice for the proposed amendment to §3300 of the zoning bylaw, Signs. Member Tobin said that the idea behind the proposed change to the bylaw was to tailor it to each zoning district. He added that he reviewed Town Counsel's comments and said that the Attorney General would reportedly find the existing bylaw problematic, but not find any of the proposed changes problematic. He added that the bylaw might be compliant if the sentence that Town Counsel highlighted as giving the Building Inspector too much discretion were simply deleted. Member Joseph noted that the Attorney General rejected the original changes to ZBL §1642 because that proposal also gave the Building Inspector too much discretion. Member Etzel said that she had a problem including the Design Review Board within the proposed changes when that Board does not have a full compliment of members. Resident Marie Molla of 88 Prospect Street said that she did not like much of the signage on Washington Street, specifically neon signs. Member Jones, in light of Town Counsel's comments, moved to table the proposed zoning change to ZBL §3300, Signs. A vote of 5-0 affirmed the motion. Upon a motion made by Member Jones, the public hearing was closed by a vote of 5-0.



Public Hearing: Amendment, ZBL Article V, Definitions – Accessory Sign

With resident Marie Molla in attendance, Member Turner read the public hearing notice for the proposed amendment to Article V, Definitions, of the zoning bylaw for Accessory Signs. Member Jones moved to table the proposed zoning change, in conjunction with the proposed change for ZBL §3300 Signs. A vote of 5-0 affirmed the motion. Upon a motion made by Member Jones, the public hearing was closed by a vote of 5-0.

Discussion: Consideration for a Vote on the Proposed General Bylaws

The Board discussed the proposed changes to the scenic road general bylaw. Member Jones moved to recommend the proposed bylaw to Town Meeting. A vote of 5-0 affirmed the motion.

The Board then discussed the article that sought to form a committee to study the suppression of overhead wires in Norwell. Member Jones moved to recommend the proposed article to form a committee to study the removal of overhead wires to Town Meeting. A vote of 5-0 affirmed the motion.

Discussion: Building Height PowerPoint Presentation (Advisory Board)

The Town Planner was instructed to amend the PowerPoint presentation as follows:

- Add that the proposal merely attempts to give additional redevelopment options
- Remove the exclamation marks from the presentation
- Change the “Results Are In” header and delete the associated “Report Card” graphic and replace the header with one that speaks to the work and study put into the presentation
- Delete out all clip-art
- Add in additional shots from High Street

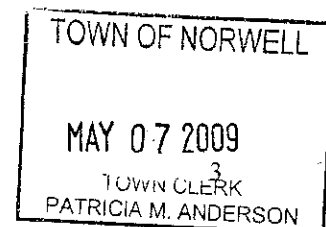
Discussion: Review Fee Return for Edgewood Park

Upon a motion made by Member Turner, the Town Planner was instructed to return the remaining review fee balance for Edgewood Park following the payment of John Chessia’s final bill of \$522.50. A vote of 5-0 affirmed the motion.

Discussion: Wildcat OSRD Acknowledgment Vote

Member Joseph opened the discussion by discussing the submittal timeline for the Wildcat project. She opined that the current submittal was not substantially complete and that the following issues need to be addressed:

- A valid development plan was not submitted
- The landscape architect has not sealed the development plan, only the landscape plans
- There is not an overview plan that shows the pedestrian amenities and it is therefore hard to gauge how the proposed sidewalks and pathways work together. The landscape architect should stamp this plan.
- A write-up of the OSRD design process was not submitted. Such a narrative should be submitted for the record and for the benefit of new Planning Board Members that did not attend the Randall Arendt site walk.



- The Site Analysis Plan should feature found plants and trees per the previous meeting minutes
- The Site Analysis Plan also needs a revision date because the plan is different from the version originally submitted.

Members Turner and Jones agreed with Member Joseph that the submittal was not substantially complete. Upon a motion made by Member Jones, the Town Planner was instructed to schedule the initial public hearing on May 6th with the understanding that the applicant's submission is not substantially complete, and that missing materials must be submitted before the public hearing commences, in order to avoid an immediate continuance. The motion was affirmed by a vote of 5-0. The Town Planner was instructed to relay that the submission could be found to be substantially complete at the Board's April 29th meeting if the missing materials were submitted before that time.

Discussion: Planning Board Reorganization & Committee Appointments

Member Jones moved to elect Member Joseph as Chair. The motion was approved by a vote of 5-0.

Member Turner moved to elect Member Tobin as Vice-Chair. The motion was approved by a vote of 5-0.

Member Jones moved to elect Member Turner as Clerk. The motion was approved by a vote of 5-0.

Member Jones moved to elect Member Etzel as Alternate Clerk. The motion was approved by a vote of 5-0.

The Planning Board then discussed and voted its committee appointments. The current appointments are to run through June 30, 2009 and the following appointments are to begin on July 1, 2009.

Affordable Housing Partnership

Member Joseph moved to reappoint Neil Farmer as the Planning Board's representative to the Affordable Housing Partnership. The motion was approved by a vote of 5-0.

Affordable Housing Trust

Member Joseph moved to appoint Member Tobin as the Planning Board's representative to the Affordable Housing Trust. The motion was approved by a vote of 5-0.

Capital Budget

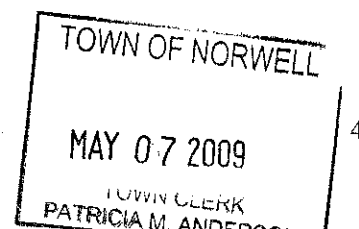
Member Etzel moved to appoint Member Jones as the Planning Board's representative to the Capital Budget Committee. The motion was approved by a vote of 5-0.

Community Preservation Committee

Member Jones moved to appoint Member Etzel as the Planning Board's representative to the Community Preservation Committee. The motion was approved by a vote of 5-0.

Pathway Committee

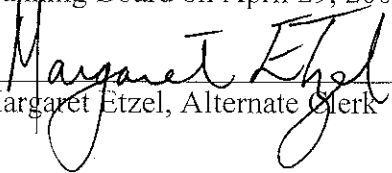
It was decided that Member Turner would remain as the Planning Board's representative on the Pathway Committee.



ADJOURNMENT

At 11:00 P.M., Member Jones moved 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 April 29, 2009.


Margaret Etzel, Alternate Clerk

