

Norwell Planning Board Meeting Minutes
August 12, 2009

The meeting was called to order at approximately 7:00 P.M. Present were Board Members, Karen A. Joseph, Michael J. Tobin, Sally I. Turner and Town Planner Todd Thomas. Members Margaret Etzel and Kevin P. Jones arrived at the conclusion of the discussion on the bills.

DISCUSSION: Draft Agenda

Member Joseph requested that a discussion be added to the agenda regarding a legal update on Barrel Lane. Member Tobin moved to accept the amended agenda as presented. The motion was affirmed by a vote of 3-0.

DISCUSSION: July 29, 2009 Meeting Minutes

Member Turner moved to accept the July 29, 2009 meeting minutes as presented. The motion was affirmed by a vote of 3-0.

DISCUSSION: Bills

Chessia Consulting (Laurelwood)), Inv. #561 -	\$ 345.00
<u>Todd Thomas (July, 2009 Mileage Reimbursement) -</u>	<u>28.66</u>
TOTAL:	\$ 373.66

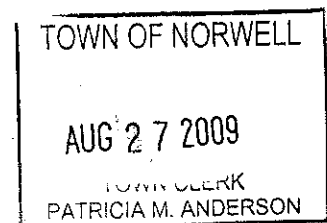
Member Turner moved that the bills be paid and that the payment vouchers be signed. The motion was approved by a vote of 3-0.

Discussion: Laurelwood Update & Surety Reduction Request

With Attorney Thomas Recupero present, the Town Planner offered an endorsement update on the Laurelwood Modification. He noted that progress was still being made towards endorsement and that the Board should consider extending the endorsement deadline. Attorney Recupero elaborated by noting that he was close to obtaining homeowner assent for the required easement on Lot 14, but would also need the mortgagee assents. Attorney Recupero added that Mount Blue Construction was available to do the construction work, and that the required easements could be staked in the coming week. Upon a motion made by Member Joseph, the Board extended the endorsement for the Laurelwood Modification through August 28, 2009. A vote of 5-0 affirmed the motion.

DISCUSSION: Barrel Lane Legal Update

The Town Planner updated the Board on the Barrel Lane legal proceedings. He noted that Board's motion for summary judgment was allowed on all counts in Donald E. Shute v. Town of Norwell Planning Board (Superior Court Civil Action No. 06-0510B). Member Joseph and the Town Planner noted that certain elements of the judge's decision relied on excerpts from Board's meeting minutes, as well as what transpired during the public hearing.



DISCUSSION: Wildcat OSRD Special Permit Deliberation & Decision

The Board continued its deliberations on the Wildcat OSRD Special Permit decision. The Board made certain findings and voted certain waivers for the project. At approximately 9:50 P.M., the Board concluded its deliberations on the Wildcat OSRD Special Permit. Member Tobin moved and Member Turner seconded that the Planning Board vote to **approve** with the above enumerated findings and conditions the Special Permit for the Wildcat Hill OSRD Development Plan. A vote of 5-0 affirmed the motion.

Discussion: Forest Ridge Surety

At approximately 10:00 P.M., the Town Planner provided an update on surety replacement for the Forest Ridge subdivision. He noted that the 30-day notice period that Board gave Mr. Rowe and East Boston Savings Bank had yet to expire, but that the Board would have to make a claim against the surety at its next meeting if a replacement Lender's Agreement was not received.

Discussion: Simon Hill ENF

Member Joseph noted that the Simon Hill ENF was recently received into the Planning Office. She said that comments are due by September 1, 2009, and Town Counsel should review the Board's letter. Member Joseph said that the Board should comment on project funding, highlight that the project is now before the Housing Appeals Committee, and note that the Board provided comments throughout the 40B process.

Discussion: Board Member Committee Representation Report

Member Etzel, the Planning Board's representative to the Community Preservation Committee, provided an update on that committee's recent work.


Member Turner, the Planning Board's representative to the Pathway Committee, provided an update on that committee's recent work.

Member Turner, the Planning Board's representative to the Stetson Ford House Planning Committee, provided an update on that committee's recent work. She noted that the committee had decided to rent the Stetson Ford House so it would not be uninhabited for another winter.

ADJOURNMENT:

At 10:45 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 August 26, 2009.


Sally I. Turner, Clerk

