

JAN 08 2010

PATRICIA M. ANDERSON

**Norwell Planning Board Meeting Minutes  
December 16, 2009**

The meeting was called to order at approximately 7:10 P.M. Present were Board Members Margaret Etzel, Michael J. Tobin, Sally I. Turner and Town Planner Todd Thomas. Member Karen A. Joseph arrived during the Pathway Committee Engineering RFP discussion.

**DISCUSSION: Bills**

Chessia Consulting (Laurelwood, Inv. #599) -	\$55.00
W. B. Mason (Inv. #W22082-000) -	13.35
TOTAL:	\$68.35

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

**DISCUSSION: Draft Agenda**

Member Turner moved to accept the agenda as presented. The motion was affirmed by a vote of 3-0.

**DISCUSSION: December 2, 2009 Minutes**

Member Etzel moved to accept the December 2, 2009 meeting minutes as presented. The motion was affirmed by a vote of 3-0.

**DISCUSSION: Cowings Cove, Forest Ridge & Masthead Drive Updates**

The Town Planner said that there was no update on Forest Ridge.

The Town Planner said that developer Eugene Mattie previously stopped in the office to pick up the executed Agreement for Consideration for Cowings Cove Lots 4 & 6. He added that he spoke to Mr. Mattie's attorney earlier in the evening and confirmed that the draft deed of Parcel B to the Maxwell Trust was yet to be finalized and recorded.

The Town Planner provided the Board with a letter from the Building Inspector dated December 16, 2009 regarding the Masthead Drive Extension subdivision. The letter stated that the subdivision covenant controlled development on the ANR lot, which had been later permitted off the paper subdivision roadway. The Town Planner reiterated that the Board currently does not need to take any action regarding the Masthead Drive Extension building permit issue, as the applicant was contemplating appealing the Building Inspector's letter to the Board of Appeals.

**DISCUSSION: Board Member Committee Representation Report**

Member Etzel provided the Board with an update regarding recent CPC activities. The update focused on the potential for a Town sponsored affordable housing development on a 25-acre parcel of land on South Street. She informed the Board that Bruce Burgess of the Affordable Housing Partnership asked the Community Preservation Committee for \$100,000 to study the development potential of the site. She said that CPC instead

suggested that existing resources be used within Town Hall to evaluate the site, including the Town Planner, the Conservation Agent and the Health Agent. After a brief discussion, Member Etzel moved to have the Board allow the Town Planner to begin an initial investigation of the land on South Street to determine its suitability for an affordable housing development. The motion was affirmed by a vote of 3-0.

Member Tobin mentioned that members of the Affordable Housing Partnership asked if the Town Planner would be able to attend their meetings in the future. Member Turner suggested that any such meeting should take place during the Town Planner's regularly scheduled hours, possibly from 6:30 P.M. to 7:30 P.M. on a Wednesday when the Planning Board does not meet. Member Tobin moved to have the Board allow the Town Planner to sit in on an Affordable Housing Partnership meeting in the future, provided that the meeting accommodated the aforementioned schedule. The motion was affirmed by a vote of 3-0.


**DISCUSSION: Pathway Committee Engineering RFP**

With Pathway Committee Members David Vose, Kevin Cafferty and Dick Twigg present for the discussion, the Town Planner provided the Board with a brief history of the Pathway Committee's RFP for engineering services for segment one of the bikepath, connecting the middle school to the high school. The Town Planner also noted a letter received by Pathway Committee Member Steve Ivas about a factual inconsistency within the Horsley Witten Group's RFP response. The Board briefly discussed this letter, as well as the response letter received by Horsley Witten. Members Etzel and Tobin asked the Pathway Committee Members if they planned to interview the RFP respondents. Pathway Committee member Kevin Cafferty said that the planned interview process was rendered moot by Horsley Witten's extremely low bid. Mr. Cafferty added that he could not in good faith ask the CPC and the Town to pay over two times as much for another firm to complete this engineering work by selecting the next lowest bid of the favorable RFP responses, regardless of the outcome of the interview process. Mr. Cafferty added that he works on a day-to-day basis with Horsley Witten in his role as Scituate's Town Engineer, and his overall experience with the firm has been very positive. Member Etzel moved that the Board endorse the Pathway Committee moving forward with the Horsley Witten Group engineering response, with the Town Planner notifying the Town Administrator as such. The motion was affirmed by a vote of 3-0.

**ADJOURNMENT:**

At 8:25 P.M., Member Turner 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 January 6, 2010.

  
Sally I. Turner, Clerk

