

**Norwell Planning Board Meeting Minutes
February 11, 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, Kevin P. Jones and Town Planner Todd Thomas. Peggy Etzel, a resident running for Member Markham's open Planning Board seat in the upcoming March election, was also present for the meeting.

DISCUSSION: Draft Agenda

The Town Planner requested that the Board add discussions on the Pathway Committee and Laurelwood to the agenda. Member Turner moved that the Board accept the amended agenda as presented. The motion was approved by a vote of 4-0.

DISCUSSION: January 28, 2009 Meeting Minutes

Member Jones moved to accept the January 28, 2009 meeting minutes as presented. The motion was approved by a vote of 4-0.

DISCUSSION: Bills

Todd Thomas (Jan. Expenses – Mileage)	\$109.25
Schwaab, Inc. (Inv. #X82384)	\$ 40.74
W. B. Mason (Inv. #995970-000)	\$ 6.24
W. B. Mason (Inv. #W02206-000)	\$ 7.01
TOTAL:	\$163.24

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: Informal ANR for 180 Central & Samuel Woodworth

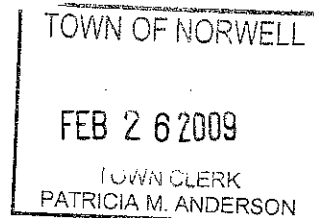
Upon a motion made by Member Jones, the Board accepted the January 26, 2009 ANR plan for 180 Central Street / Samuel Woodworth Road as submitted as of February 11, 2009. A vote of 4-0 affirmed the motion. The Board discussed the plan and spoke about potential zoning issues. The Board asked the Town Planner to prepare a letter for the next meeting, addressed to the Building Inspector that chronicled the potential zoning issues with the plan, in addition to the draft Certificate of Vote.

DISCUSSION: Informal ANR Prouty Ave (Various)

The Town Planner introduced the Board to an informal ANR for Prouty Avenue. He added that no new lots were created using this plan, and that he expected it to be formally submitted for the next meeting. The Town Planner also introduced an informal ANR plan for River Street that would likely be before the Board at the next meeting.

DISCUSSION: Draft Simon Hill Comment Letter

The Town Planner alerted the Board that the revised Simon Hill 40B plans were yet to be received.



DISCUSSION: Sign Bylaw Changes

The Board reviewed the changes made to the draft sign bylaw. Member Turner said that it would be prudent to ensure that the Design Review Board was repopulated before Town Meeting, as it was the beneficiary of a larger role in the sign permitting process in the proposed bylaw. The Board agreed to eliminate the restriction on colors. Member Tobin agreed to present the bylaw at Town Meeting.

DISCUSSION: Town Report

The Board reviewed the draft Town Report. Member Jones offered certain corrections. Upon a motion made by Member Turner, the Board approved the as-to-be revised version of the Town Report. A 4-0 vote affirmed the motion.

DISCUSSION: Community Preservation Committee Update

Member Turner, the Planning Board's representative on the Community Preservation Committee (CPC), provided an update on committee activities. Member Turner provided a list of potential CPC articles for Town meeting. The biggest potential land acquisition under consideration was the purchase of Loring Farm. The Town Planner confirmed that there was approximately \$3.1 million in the Town's CPC account. Member Turner was asked to acquire the breakdown of the balance per each eligible CPC category.

DISCUSSION: Affordable Housing Partnership Update

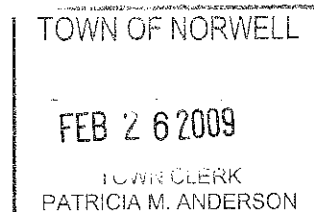
Via a conversation he had with Neil Farmer, the Planning Board's representative on the Affordable Housing Partnership, the Town Planner provided the Board with an update on the activities of the Partnership. The Affordable Housing Partnership is reportedly hoping to acquire CPC funding to update their Housing Production Plan and to hire a consultant to write an RFP for a 40-unit rental housing project on South Street Water Department property. They also hope to add an additional 40-units to the project if they can acquire an adjacent privately owned parcel on Circuit Street.

DISCUSSION: Capital Budget Update

Member Joseph, the Planning Board's representative to the Capital Budget Committee, provided an update on capital requests for Town Meeting. Thus far, nine capital requests were received. Among them are a bucket truck and a Bobcat for the Highway Department, a second full time ambulance for the Fire Department, and a new van, heat pumps and security cameras for the schools. A request was also received for repaving a school parking lot from the Highway Department. Member Joseph said that she was reluctant to recommend any capital requests other than the heat pumps due to the Town's budget constraints. Resident Peggy Etzel questioned the heat pump purchase, as the school and its heating system were recently refurbished.

DISCUSSION: Budget Update

The Town Planner provided the Board with an update on the budget process. He noted that the Town Hall clerical union was to meet on February 18th.



DISCUSSION: Pathway Committee Update

The Town Planner and Member Turner provided the Board with an update on the Pathway Committee. The Town Planner provided the Board with a purchase offer letter for a certain piece of land owned by A.W. Perry. The Board found the letter acceptable, but asked the Town Planner to confirm who had the authority to send it. Member Turner provided details about a potential RFP for surveying and engineering work. Member Joseph ensured that the Pathway Committee anticipated giving regular updates to the Planning Board, which allowed the Board to periodically update the Selectmen. The Planning Board said that it would discuss the purchase offer for the A.W. Perry land with the Selectmen at an upcoming joint meeting.

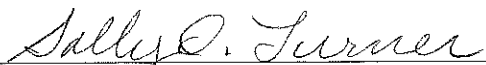
DISCUSSION: Laurelwood

The Board discussed the recent street acceptance email campaign by Laurelwood residents. The Town Planner was instructed to continue to respond with the same response email recently sent to these residents. The Board discussed the larger incomplete subdivision issues, as well as the upcoming related meeting with the Selectmen. Member Joseph said that she would work with the Town Planner on a subdivision timeline.

ADJOURNMENT

At 10:00 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 February 25, 2009.


Sally I. Turner, Clerk

