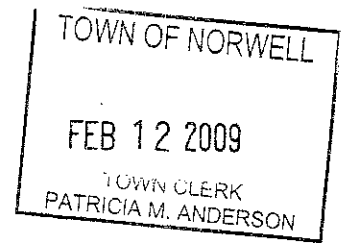


**Norwell Planning Board Meeting Minutes  
January 28, 2009**



The meeting was called to order at approximately 7:00 P.M. Present were Board Members Charles Markham, Michael J. Tobin, Sally Turner and Town Planner Todd Thomas. Member Kevin P. Jones arrived during the Cowings Cove discussion.

**DISCUSSION: Draft Agenda**

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

**DISCUSSION: January 7, 2009 Meeting Minutes**

Member Markham moved to accept the January 7, 2009 meeting minutes as presented. The motion was approved by a vote of 2-0-1, with Member Turner abstaining.

**DISCUSSION: Bills**

No bills.

**DISCUSSION: Dunkin Donuts \$60.00 Review Fee Return**

The Planner explained that \$60 remained in the Review Fee Account for Dunkin Donuts, 10 Washington Street, and that it should be returned to the applicant. Upon a motion made by Member Turner, the Board returned the remaining \$60 to the applicant. The motion was approved by a vote of 2-0-1, with Member Markham abstaining.

**DISCUSSION: ANR Plan for 16 Samuel Woodworth**

With Steve Bjorkland present, the Board discussed the January 13, 2009 ANR Plan for 16 Samuel Woodworth Road. Upon a motion made by Member Turner, the Board accepted the plan as of January 28, 2009. The motion was affirmed by a vote of 3-0. Upon a motion made by Member Markham, the Board found that Findings B through X, as shown on the draft Certificate of Vote, were satisfied. The motion was affirmed by a vote of 3-0. Upon a motion made by Member Jones, the Board found that Finding A, as shown on the draft Certificate of Vote, was satisfied and that the ANR Plan for 16 Samuel Woodworth Road should be endorsed as approval not required under the Subdivision Control Law. The motion was affirmed by a vote of 3-0.

The Town Planner and the Board briefly discussed frontage waivers and the procedure for filing such a plan.

**DISCUSSION: Cowings Cove Surety and Agreement for Consideration**

Eugene Mattie appeared and provided the Board with an update on his Cowings Cove subdivision. He added that the representative from the Maxwell Conservation Trust was unfortunately not available to attend the meeting to discuss the conveyance of Parcel B due to the inclement weather. Upon a motion made by Member Jones, the Board assented to the draft Agreement for Consideration, which allowed for a building permit to be issued for Lot 7 before certain conditions of the Certificate of Vote were satisfied. The motion was affirmed by a vote of 4-0.

**DISCUSSION: Edgewood As-Builts and Revised Drainage Easement**

The Board reviewed the revised drainage easement language and plan for the septic impingement at Lot 4 in the Edgewood Park subdivision. The revised plan and easement was found to be acceptable. The Town Planner informed that Board that the As-Built review was put on hold until the snow cover dissipated.

**DISCUSSION: (Informal) Additional Subdivision of Cedar Point**

With Attorney Roger Hughes, P.E. John Cavanaro, residents Jack Roby and Judy Chase present, the Board informally discussed the further subdivision of Cedar Point. Member Turner abstained from the discussion. Attorney Hughes pointed out that any additional subdivision of Cedar Point would have to be consented to by each street resident, in addition to the Planning Board. The additional subdivision would come in the form of adding a new lot between existing Lots 14 & 15. In doing so, Mr. Hughes said the turning radius at the cul-de-sac could be increased to meet Fire Chief comments and Planning Board standards. Member Tobin said that he would like to visit the current cul-de-sac and street before offering any guidance. He, however, condensed the discussion into the following questions: would the Board modify the covenant and subdivision, how much improvement must be required to the 15' wide paved cul-de-sac and what other roadway and drainage improvements might be required? Member Jones said that he was not inclined to consider further modifying the subdivision. Per Member Tobin's request, the Town Planner agreed to schedule a Cedar Point site walk with P.E. Cavanaro as soon as the snow cover dissipated.

**DISCUSSION: Sign Bylaw**

The Board reviewed and made certain changes to the draft sign bylaw. The Town Planner was instructed to revise the bylaw, and include a provision for hanging / perpendicular signs in Business A in future bylaw drafts. The Board also discussed the relevance of the zoning bylaw's definition for Accessory Sign.

**DISCUSSION: Draft OSRD Special Permit Application (Form-O)**

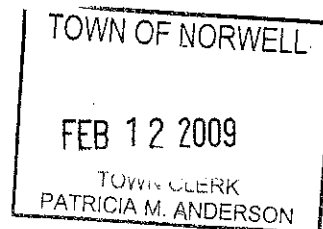
The Board reviewed the draft Form-O Special Permit application. The Board found the form generally acceptable. Member Jones offered certain minor changes.

**DISCUSSION: Planning Board Warrant Articles & Placeholders**

The Town Planner listed potential articles for the Warrant. The Board agreed to move the entire list forward to the Warrant. Said list included amendments to the following bylaws: ZBL §2460 Height Restrictions, ZBL §3300 Signs, ZBL §4300 Aquifer Protection District, ZBL §5 Definitions, General Bylaw Article 15 Scenic Roads and a committee formation placeholder to study the potential removal of overhead wires.

**DISCUSSION: Planning Board Priorities List (Retreat Lots)**

The Town Planner spoke to the Board about a bylaw allowing deed-restricted retreat lots with reduced frontage, as a way to fend off 40B development on currently undeveloped parcels throughout town (especially undeveloped cul-de-sac parcels at the end of long



subdivision roads). Member Jones said he was more interested in pursuing an Inclusionary Zoning bylaw.

**ADJOURNMENT**

At 10:30 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 11, 2009.

*Sally I. Turner*  
Sally I. Turner, Clerk

