

Norwell Planning Board Meeting Minutes
July 29, 2009

The meeting was called to order at approximately 7:05 P.M. Present were Board Members Margaret Etzel, Kevin P. Jones, Michael J. Tobin, Sally I. Turner and Town Planner Todd Thomas. Member Karen A. Joseph arrived at the conclusion of the Laurelwood discussion.

DISCUSSION: Draft Agenda

The Town Planner requested that discussions be added to the agenda regarding the Planning Board FY11 & FY12 budgets and the Cemetery ENF. Member Jones moved to accept the amended agenda as presented. The motion was affirmed by a vote of 4-0.

DISCUSSION: July 15, 2009 Meeting Minutes

Member Etzel moved to accept the July 15, 2009 meeting minutes as presented. The motion was affirmed by a vote of 4-0.

DISCUSSION: Bills

Chessia Consulting (Clapp Brook), Inv. #557 -	\$ 347.50
<u>W. B. Mason Co., Inc., Inv. #132778-000 -</u>	<u>66.10</u>
TOTAL:	\$ 413.60

Member Jones moved that the bills be paid and that the payment vouchers be signed. The motion was approved by a vote of 4-0.

DISCUSSION: Laurelwood Modification Update

The Town Planner discussed his July 22nd working session meeting with Attorney Recupero. With Attorney Recupero and various homeowners present, the Board reviewed Attorney Recupero's July 28th Laurelwood Modification status letter, along with the associated draft legal documents. The Town Planner was instructed to forward the legal documents to Town Counsel for review. The Board and Mr. Recupero discussed the Laurelwood Modification's condition requiring minimal funding of the Utility Trust. Without an apparent resolution on this issue, it was agreed that it would be discussed at the next meeting, in addition to larger subdivision issues such as the walking trail and the uninspected pavement. Upon a motion made by Member Jones, the endorsement deadline for the Laurelwood Modification was extended to August 14, 2009. A vote of 4-0 affirmed the motion.

DISCUSSION: Forest Ridge Update

Forest Ridge Developer Arthur Rowe appeared before the Board. The Board discussed the July 29, 2009 letter from East Boston Savings Bank that offered Mr. Rowe a surety extension until March 1, 2011 in the amount of \$74,000. The Town Planner asked Mr. Rowe to submit the revised Lender's Agreement with the utmost haste. Mr. Rowe also spoke with the Board informally about an ANR plan for Forest Ridge and a new subdivision plan on the Scituate border. The Town Planner encouraged Mr. Rowe to submit a full size copy of the ANR plan to him for informal review.

DISCUSSION: Planning Board Upcoming Meeting Schedule

The Board discussed its meeting schedule for the remainder of the calendar year. The Board made certain changes to the existing meeting schedule and asked the Town Planner to make the appropriate posting arrangements with the Town Clerk.

DISCUSSION: FY-11 and FY-12 Budgets

The Town Planner discussed the July 15th Department Head meeting called by the Town Administrator to discuss budget matters. The Town Planner related that the major topics of the meeting were as follows:

- The Selectmen want ideas to save money and share resources, while maintaining service
- The Selectmen are looking at job sharing between towns
- The Selectmen want immediate budget data for FY11 and preliminary data for FY12
- Budgets for offices under the Selectmen are due on August 24th
- The Advisory Board may start budget hearings in September
- FY10 is projected to be worse than FY09, and FY11 may be worse than FY10

The Town Planner added that the Planning Board is not under the Selectmen, so the August 24th deadline did not apply. The Board discussed the deadline and decided to comply by providing basic budget information. The basic budget information was to include holding expenses flat and not offering revenue projections.

DISCUSSION: Wildcat OSRD Deliberations

With P.E. Brad McKenzie in attendance for a portion of the discussion, the Board continued the Wildcat Hill OSRD Special Permit deliberations. The Board made certain findings and votes based on the draft Certificate of Vote. The Town Planner was instructed to amend the draft Certificate of Vote as directed, and to send the revised document to Town Counsel for review.

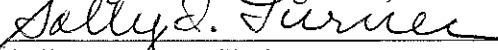
DISCUSSION: Cemetery ENF

The Board reviewed the draft Planning Board comment letter for the Town of Norwell Cemetery ENF. The Board discussed the letter and agreed to eliminate certain sections of it. A discussion ensued about the total site acre and the proposed conservation restriction, which inflated the site acreage on the ENF. Upon a motion made by Member Turner, the Board's as-revised ENF comment letter was approved. A vote of 5-0 affirmed the motion.

ADJOURNMENT:

At 11:45 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 12, 2009.


Sally I. Turner, Clerk

