

TOWN OF NORWELL  
JUN 25 2009  
TOWN CLERK  
PATRICIA M. ANDERSON

**Norwell Planning Board Meeting Minutes  
June 10, 2009**

The meeting was called to order at approximately 7:05 P.M. Present were Board Members Karen A. Joseph, Margaret Etzel, Michael J. Tobin, Sally I. Turner and Town Planner Todd Thomas. Member Kevin P. Jones joined the conversation at the beginning of the 127 Central Street ANR plan.

**DISCUSSION: Draft Agenda**

Member Joseph added discussions to the agenda regarding the Planning Board's Community Preservation Committee appointment and a postmortem on Town Meeting. Member Etzel moved that the Board accept the amended agenda as presented. The motion was approved by a vote of 4-0.

**DISCUSSION: May 27, 2009 Meeting Minutes**

Member Etzel moved to accept the May 27, 2009 meeting minutes as presented. The motion was approved by a vote of 4-0.

**DISCUSSION: Bills**

Chessia Consulting (Cowings Lane), Inv. #534 -	\$ 55.00
Chessia Consulting (John Neil Drive Ext.), Inv. #536 -	382.50
Chessia Consulting (Clapp Brook), Inv. #539 -	56.50
Chessia Consulting (Forest Ridge), Inv. #540 -	810.00
Chessia Consulting (Friendship Home), Inv. #541 -	1,212.50
<u>Todd Thomas (May 2009 Mileage Reimbursement) -</u>	<u>41.58</u>
TOTAL:	\$2,558.08

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

**DISCUSSION: ANR Plan for 127 Central Street (Belanger)**

With applicant John Belanger, PLS Peter Tuttle and Member Jones now present, the Board discussed the May 5, 2009 ANR "Plan of Land 127 Central Street, Norwell, Massachusetts". Upon a motion made by Member Jones, the Board accepted staff recommendation for findings B through X, and found that these requirements were satisfied, or as Planner recommended. A vote of 5-0 affirmed the motion. Member Jones moved that finding A was satisfied, as the plan was substantially compliant with the Board's requirements, with both lots having frontage and access on a public way. A vote of 5-0 affirmed the motion. Member Turner moved to endorse the May 5, 2009 ANR "Plan of Land 127 Central Street, Norwell, Massachusetts". A vote of 5-0 affirmed the motion. Upon a motion made by Member Jones, the Board authorized the Town Planner's letter to the Building Inspector regarding the zoning violation shown on the plan. A vote of 5-0 affirmed the motion.

**DISCUSSION: Forest Ridge Subdivision Surety and Streetlight Waiver**

With developer Arthur Rowe present, the Board discussed the status of the Forest Ridge subdivision. Member Joseph said that she does not think the missing streetlight on Forest Ridge needs to be installed due to the existing streetlights on Summer Street that are in

close proximity. Upon a motion made by Member Jones, the Board accepted the applicant's request to eliminate the streetlight at the entrance to the Forest Ridge subdivision, because Summer Street has two nearby streetlights, and the two ANR lots on the edge of the subdivision roadway both have post lights.

Member Joseph asked about replacement surety for the subdivision. Mr. Rowe responded that he had requested a replacement Lender's Agreement from the bank for John Chessia's recent bond estimate, and that the new Lender's Agreement could be available for the June 24<sup>th</sup> meeting.

The Board reviewed the applicant's informal request to modify the drainage easement, so as to remove the building circle impingement for both lot 6 and lot 7. Via informal vote, Board was open to the request, provided that the easement protects the full width of the top of the berm, and that alternate subdivision surety is provided before this issue is officially resolved. The Town Planner was instructed to work with the applicant and Technical Consultant John Chessia about the potential modification of the easement, and the monumentation thereof.

**SITE PLAN REVIEW: Friendship Home at 460 Main St. (w/ZBA in Gym)**

At approximately 7:35 P.M., the meeting moved to the Osborn room to meet jointly with the Board of Appeals (ZBA) regarding Site Plan Review for the Friendship Home at 460 Main Street. ZBA Chair Lois Barbour opened the meeting. Member Joseph said that this joint hearing was a new initiative and that the Planning Board's role remained advisory in nature, where its project comment letter would be derived from the Technical Consultant's engineering review letter. The applicant's Professional Land Surveyor, Terry McGovern, said that previous project approvals were received from the Board of Health and the Conservation Commission. Mr. McGovern noted that the entire site, including the existing United Church of Christ, would be brought into compliance with DEP Stormwater Management Regulations, and that this treatment included infiltrating roof runoff. He added that all parking lighting would be International Dark Sky Association compliant.

Both the Planning Board and the Board of Appeals discussed Technical Consultant John Chessia's report on the project. Member Joseph confirmed that the missing existing conditions noted in Mr. Chessia's letter would be added to the plans. She also asked for confirmation of the type and sizing of the evergreens proposed for the "live fence". Both Member Joseph and Ms. Barbour expressed a desire to accommodate trash truck movements for the proposed dumpster that did not involve backing through the parking lot. Both the Planning Board and the Board of Appeals informally agreed that the 18' length spaces proposed south of the Friendship Home were adequate, as there was the required 24' isle width. Member Tobin inquired about staffing levels, and he was told that there would be a maximum of 2 staff members for the 4 guests in the upstairs respite area and 3-4 staff members and three volunteers in the downstairs Friendship Club. The average staffing level was to be 5 people.

The applicant's attorney said that the proposed Friendship Home is exempt from zoning, as it is an education use under MGL chap. 40A, §3. ZBA Member David Turner asked the Town Planner to coordinate a meeting between Mr. McGovern and Technical Consultant John Chessia. The Planning Board agreed to meet ½ hour early on June 24<sup>th</sup> to accommodate the written recommendation to the Board of Appeals. The Board of Appeals continued the public hearing until June 24, 2009 at 7:00 P.M.

**DISCUSSION: Vote to Accept, Stetson Meadows ANR (ConComm)**

The Board reviewed the ANR "Plan of Land Off Stetson Shrine Lane Norwell, MA". Member Joseph questioned the lack of dimensions given for Meadow Farms Way. The Town Planner said that the Board should consider endorsing the plan, as he believed it falls under the protection of the "Single Lot Exception" (Bloom v. Planning Board of Brookline), and Cricanes v. Planning Board of Dracut. Upon a motion made by Member Jones, the Board accepted the plan as submitted by a vote of 5-0. The Board expressed concerns regarding the lack of frontage for the "Remainder of Lot 1". The Town Planner was instructed to schedule this ANR plan for the June 24<sup>th</sup> meeting, and to send the Board the relevant meeting minutes of previous discussions on this property.

**DISCUSSION: Laurelwood Modification Endorsement**

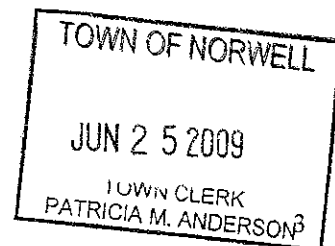
The Town Planner noted that the Laurelwood Modification's endorsement deadline is June 15, 2009. Member Joseph noted that she spoke to Town Counsel about the impending deadline. Town Counsel reported that he had spoken to the applicant's attorney, T.J. Recupero, and that Mr. Recupero wanted to speak to the Board about the language contained in the decision. Member Joseph questioned the value of this discussion and said that she would be willing to extend the endorsement deadline, but was unwilling to extend the construction completion deadline. The Town Planner was instructed to get the Planning Board on the Selectmen's June 22<sup>nd</sup> agenda for an Executive Session discussion regarding potential litigation. Upon a motion made by Member Turner, the Planning Board extended the endorsement deadline for the Laurelwood Modification to and including June 24, 2009. A vote of 4-0-1 affirmed the motion, with Member Jones abstaining.

**DISCUSSION: Town Meeting Postmortem**

The Board discussed the results of the Planning Board's Town Meeting initiatives. Members discussed the failed zoning change for building height in Business District C. The Planning Board discussed priorities for Town Meeting 2010. Member Joseph asked Member to have potential zoning ideas in mind for July. The Town Planner was instructed to add a discussion on Planning Board priorities for the first agenda in July.

**DISCUSSION: Planning Board Community Preservation Committee Appointment**

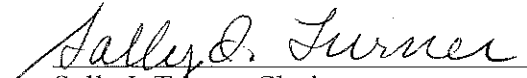
Member Turner said that she officially considered herself resigned from the Community Preservation Committee. She added that she would be submitting her letter of resignation on the following day.



**ADJOURNMENT**

At 10:10 P.M., Member Etzel moved that the Board adjourn from Regular Session and convene in Executive Session. The motion was approved by a vote of 4-0-1, with Member Jones abstaining.

I certify that the above minutes were reviewed and approved by majority vote by the Planning Board on June 24, 2009.

  
Sally I. Turner, Clerk