

**Norwell Planning Board Meeting Minutes**  
**March 11, 2009**

The meeting was called to order at approximately 7:05 P.M. Present were Board Members Karen A. Joseph, Sally I. Turner, Kevin P. Jones, Michael J. Tobin and Charles Markham. 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 upcoming ladder test for building height and the Union Street Bridge closing to the agenda. Member Jones moved that the Board accept the amended agenda as presented. The motion was approved by a vote of 5-0.

**DISCUSSION: February 25, 2009 Meeting Minutes**

Member Jones moved to accept the February 25, 2009 meeting minutes as presented. The motion was approved by a vote of 4-0-1, with Member Markham abstaining.

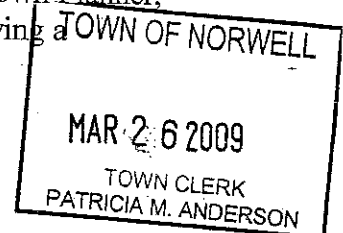
**DISCUSSION: Bills**

Chessia Consulting (John Neil Drive Ext. Inv. #509) -	\$300.00
<u>Todd Thomas (Feb. expenses &amp; mileage reimbursement) -</u>	<u>33.76</u>
TOTAL:	\$333.76

Member Jones moved that the bills be paid and that the payment vouchers be signed. The motion was approved by a vote of 5-0.

**DISCUSSION: Samuel Woodworth ANR Plan (Bauer and Bjorkland)**

With Steve Bjorkland, Marian Bauer and Glen Bauer in attendance, the Town Planner introduced the ANR plan and noted that the application now bore the correct plan title. Mr. Bjorkland said that he was aware that the two lots he was attempting to create would need to go before the Board of Appeals. He added that all three ANR plans that dealt with this property would be recorded simultaneously and that he would be happy to have the Town Planner accompany him to the Registry. Member Joseph said that she was pleased with this proposal. Upon a motion made by Member Jones, the Board accepted staff recommendation for findings B through R, and found that these requirements were satisfied. A vote of 4-0-1 affirmed the motion, with Member Turner abstaining. Upon a motion made by Member Jones, the Board found that findings S was not satisfied, as the adjoining land (Parcel 46-27) in the same ownership was only partially shown – without any designation of available frontage. However, as the last two related ANR plans have shown the frontage of this parcel, and the applicant promised to have all three plans recorded simultaneously, this finding was determined to be immaterial. A vote of 4-0-1 affirmed the motion, with Member Turner abstaining. Upon a motion made by Member Jones, the Board accepted staff recommendation for findings T through X, and found that these requirements were satisfied. A vote of 4-0-1 affirmed the motion, with Member Turner abstaining. Upon a motion made by Member Jones, the Board found that finding A was satisfied, provided that that the mylar was held in escrow by the Town Planner, and that the February 17, 2009 ANR Plan of Land in Norwell, MA. Showing a



Redivision of Property Lines Between Parcel A (Formerly a Portion of Parcel 46-63) and Parcel B (Formerly a Portion of Parcel 46-27) Samuel Woodworth Road plan should be endorsed as approval not required under the Subdivision Control Law. A vote of 4-0-1 affirmed the motion, with Member Turner abstaining. Upon a motion made by Member Jones, the Board approved the draft letter to the Building Inspector that highlighted potential zoning issues begotten by the plan. A vote of 4-0-1 affirmed the motion, with Member Turner abstaining.

**DISCUSSION: Vote to Accept ANR for River and Shrine (Tara)**

Upon a motion made by Member Tobin, the Board accepted the February 4, 2009 ANR Plan of Land River Street and Shrine Road Norwell, MA. as submitted on March 11, 2009. A vote of 5-0 affirmed the motion. With PLS Peter Tuttle present, the Board discussed the plan and Member Turner said that the existing and proposed property lines should be shown. Members Joseph and Tobin agreed with Member Turner. Member Joseph suggested that the existing parcel lines be added to the plan and the plan copies and mylars be switched under the supervision of the Town Planner. The Board agreed that the scale, although not compliant with the regulations, was acceptable, as it allowed the entire plan to be shown on a single plan sheet.

**DISCUSSION: Town Hall Clerical Union Update**

The Town Planner notified the Board that the Town Hall Clerical Union supported the Selectmen's proposed wage freeze by a vote of 25 to 8. He added that the Police Union voted against the wage freeze by a vote of 18 to 2.

**DISCUSSION: Building Height Ladder Test**

The Town Planner reminded the Board that the building height ladder test was to take place on Saturday March 14<sup>th</sup> at 9am. The Town Planner was instructed to contact Captain Simpson to further coordinate the ladder test.

**DISCUSSION: Union Street Bridge Closing**

The Town Planner notified the Board that the Union Street Bridge would be closing in the next couple of weeks for reconstruction. Upon a question from Member Turner, the Planner noted that the bridge was supposed to remain open during construction, but it was found to be structurally deficient, which necessitated the full closure during the time in which it was to be rebuilt.

**DISCUSSION: Simon Hill Draft Response Letter & Smart Growth Principles**

The Board discussed the Simon Hill Village 40B plans and the Town Planner's draft comment letter. Member Markham questioned the marketability of the units. The Board determined that the letter should ask the Board of Appeals to re-verify the applicant's financing. The Town Planner said that he would continue to work on the draft comment letter and have a finalized version of it available for the March 25<sup>th</sup> meeting.

**ADJOURNMENT**

At 9:30 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 March 25, 2009.

Sally I. Turner  
Sally I. Turner, Clerk

TOWN OF NORWELL  
MAR 26 2009  
TOWN CLERK  
PATRICIA M. ANDERSON