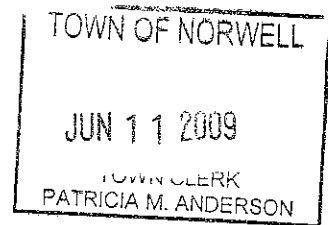


**Norwell Planning Board Meeting Minutes  
May 27, 2009**



The meeting was called to order at approximately 7:00 P.M. Present were Board Members Karen A. Joseph, Margaret Etzel, Kevin P. Jones, Sally I. Turner and Town Planner Todd Thomas.

**DISCUSSION: Draft Agenda**

The Town Planner added discussions to the agenda regarding the summer meeting schedule and Wildcat OSRD peer review. Member Turner added a discussion on the Planning Board's Community Preservation Committee appointment to the agenda. Member Jones moved that the Board accept the amended agenda as presented. The motion was approved by a vote of 4-0.

**DISCUSSION: May 6 and May 11, 2009 Meeting Minutes**

Member Jones moved to accept the May 6 and May 11, 2009 meeting minutes as presented. The motion was approved by a vote of 4-0.

**DISCUSSION: Bills**

Westographics (John Neil Dr. Ext. Mylars), Inv. #45316 –	\$ 307.40
<u>W. B. Mason, Inv. #633118-000 -</u>	<u>48.77</u>
TOTAL:	\$ 356.17

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: 127 Central Street ANR (Belanger)**

With PLS Peter Tuttle in attendance, the Board reviewed the ANR "Plan of Land 127 Central Street, Norwell, MA". Mr. Tuttle noted that the plan was submitted via Registered Mail. Upon a motion made by Member Jones, the Board accepted the plan as submitted by a vote of 4-0. The Town Planner was instructed to schedule this ANR plan for the June 10<sup>th</sup> meeting, and to draft a letter to the Building Inspector about the front yard setback violation.

**DISCUSSION: Forest Ridge Punchlist & Bond Estimate**

With Developer Arthur Rowe and Technical Consultant John Chessia in attendance, the Board discussed the Forest Ridge subdivision. Mr. Rowe said that he intended to substitute the subdivision surety before the August 1<sup>st</sup> deadline. He added that construction of one house was scheduled to begin in June, and construction on an additional house could begin soon thereafter. Mr. Chessia spoke to his report about the construction punchlist and corresponding bond estimate. The bond estimate was priced at \$74,000, and included roadway paving, bounds and a needed correction to the outlet structure. The Town Planner noted that it appeared that two different styles of streetlights were used in the subdivision. After a brief discussion, it was determined that the streetlight along Summer Street was never installed and it may not be needed. Member Joseph asked members to drive by Forest Ridge before the next meeting to determine if a field change was warranted for the elimination of this streetlight.

The Board and Mr. Rowe discussed if an as-built plan was completed on the drainage basin. The Town Planner was asked to check the files of the Conservation Commission for this plan. The Board also discussed Mr. Rowe's attempt to amend the drainage easement. It was decided that Mr. Rowe should meet with the Building Inspector to discuss the impingements of the Forest Ridge building circles within the easements. Mr. Rowe agreed to meet with the Building Inspector and said that he would get the Town Planner a draft of the new Lender's Agreement as quickly as possible. A follow-up discussion on Forest Ridge was scheduled for June 10<sup>th</sup> at 7:15pm.

**DISCUSSION: Wildcat OSRD Peer Review**

The Town Planner noted that he emailed meeting synopses from Wildcat OSRD meetings with Water Superintendent Jack McInnis, as well as other Town officials, including Highway Surveyor Foulsham and Fire Chief Reardon. The Town Planner asked the Board if they wanted John Chessia to review the most recent submittal of Wildcat OSRD plans. Upon a motion made by Member Jones, the Board requested that John Chessia review the new plan submittal and that the Town Planner work out the billing with Buzz Constable of A.W. Perry. A vote of 4-0 affirmed the motion.

**DISCUSSION: Stetson Meadows ANR (ConComm)**

This discussion was tabled until the June 10<sup>th</sup> meeting, as the documents were not submitted in time for this meeting.

**DISCUSSION: Cowings Cove Alternate Surety Substitution**

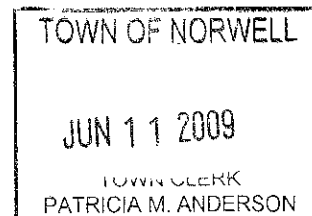
This discussion was tabled until the June 10<sup>th</sup> meeting, as the documents were not submitted in time for this meeting.

**DISCUSSION: Laurelwood Endorsement**

The Town Planner reported that no progress was made towards getting the Laurelwood Modification endorsed before the June 15<sup>th</sup> deadline. The Planning Board discussed the situation and decided that Town Counsel should be involved at this juncture. Upon a motion made by Member Jones, the Town Planner was instructed to speak to the Town Administrator about obtaining the assistance of Town Counsel. Town Counsel was to call the applicant's attorney to facilitate the submittal of the legal documents required by the subdivision's conditional approval. If Town Counsel could not make any progress with Attorney Recupero, the Planning Board would have to jointly meet with Town Counsel and the Selectmen about initiating legal proceedings to make a claim for the remaining surety balance. A vote of 4-0 affirmed the motion.

**DISCUSSION: Media Relations**

The Board discussed instituting a policy about Planning Board media relations. Member Joseph said that she does not want to speak with the media and has no philosophical issue with the Town Planner speaking to the media on behalf of the Board. Member Etzel said that the Chair should be aware of any discussions the Town Planner has with the media. The Town Planner and the Board agreed with this statement.



**DISCUSSION: Building Height PPT Presentation**

The Board reviewed and suggested minor changes to the Building Height PowerPoint presentation for Town Meeting.

**DISCUSSION: Planning Board Summer Meeting Schedule**

The Board reviewed and confirmed the scheduled summer meeting dates.

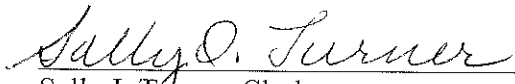
**DISCUSSION: Planning Board Community Preservation Committee Appointment**

Member Turner announced that she would be resigning from her appointment on the Community Preservation Commission effective June 10<sup>th</sup>. Member Etzel will fill that appointment immediately thereafter.

**ADJOURNMENT**

At 9:15 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 June 10, 2009.

  
Sally I. Turner, Clerk

