

**Norwell Planning Board Meeting Minutes  
October 21, 2009**

The meeting was called to order at approximately 7:07 P.M. Present were Board Members Margaret Etzel, Kevin P. Jones, Michael J. Tobin, Sally I. Turner and Town Planner Todd Thomas.

**DISCUSSION: Draft Agenda**

The Town Planner requested to add an update to the agenda regarding Laurelwood's construction. Member Jones moved to accept the amended agenda as presented. The motion was affirmed by a vote of 4-0.

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

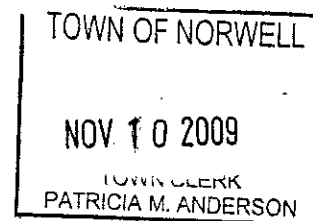
Member Etzel moved to accept the October 7, 2009 meeting minutes as presented. The motion was affirmed by a vote of 4-0.

**DISCUSSION: Forest Ridge ANR Plan**

The Town Planner informed the Board that a new ANR plan for Forest Ridge was resubmitted within two hours of the meeting. The Town Planner said that he would have a Certificate of Action available for the new submission at the upcoming November 4<sup>th</sup> meeting. Upon a motion made by Member Tobin, the September 4, 2009, as revised October 14, 2009 ANR Plan of Land Norwell, Mass was accepted as submitted on October 21, 2009. A vote of 4-0 affirmed the motion.

**DISCUSSION: South Shore Medical Center Site Plan review w/ZBA**

At 7:30 P.M., Members moved the meeting to the Osborn Room and joined the Board of Appeals for a public hearing regarding the application for Site Plan Modification for a 971sf addition to the South Shore Medical Center at 75 Washington Street. Attorney Walter Sullivan, representing the applicant, noted that permits were already in hand for the Site Plan Modification from both the Conservation Commission and the Zoning Board of Appeals. Member Jones said that the Site Plan application was inadequate because it did not include the \$5,000 check to fund engineering peer review. Member Etzel said that the Planning Board could not comment on the drainage or provide the report on the application required by §1530 of the zoning bylaw without engineering peer review. PE Barbara Thissell, representing the applicant, said that the addition would not change the project's drainage design. Member Tobin asked if the application for Site Plan amendment under §1530 of the zoning bylaw was a proper request, given that the bylaw allows the Board of Appeals to grant an amendment only "in the event of physical changes to the site". The Town Planner highlighted that the most prescient part of the application was the site's compliance with the Aquifer Protection District zoning, and if the current application triggered that bylaw's definition of "redevelopment", which was recently changed at Town Meeting. Members of the Board of Appeals debated if the application triggered the need for Site Plan Review under §1510 of the zoning bylaw, which states:



“No structure shall hereafter be erected or externally enlarged by more than 200 square feet on any lot in any non-residential district (meaning thereby all districts under the Zoning Bylaws except Residential Districts A and B) and no use hereafter be established or expanded in ground area on any lot in any such district except in conformity with a site plan of such lot and structures proposed to be constructed on such lot bearing endorsement of approval by the Board of Appeals.”

Members of the Board of Appeals said that they did not believe that the proposed addition triggered site plan review. Town Counsel Robert W. Galvin entered the room and said that, based on the information he reviewed; the application was not an expansion of the building's footprint. Upon a motion properly made and seconded, the Board of Appeals unanimously granted the applicant's request for Site Plan modification.

**DISCUSSION: Laurelwood Construction Update**

The Town Planner provided the Board with an update on the Laurelwood construction. He noted that the new grass had taken in the drainage basins, but not in the drainage swale. He said that he would be working with technical engineer John Chessia and Mount Blue Construction about stabilizing the swale. He added that the final work on the outlet structures should take place in the next few weeks.

**DISCUSSION: Wildcat OSRD Mylar Endorsement**

The Town Planner said that he reviewed the mylars for the Wildcat OSRD and recommended that the Board endorse them. The Board endorsed the mylars while discussing the recent changes to 30B, which once again exempted peer review from the public bidding process. The Board determined that technical engineer John Chessia would review the Wildcat OSRD Definitive Subdivision Plans when they were submitted.

**DISCUSSION: Advisory Board Budget Request**

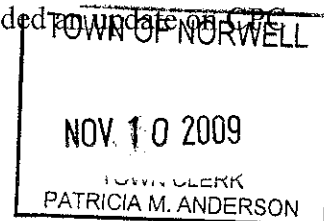
The Town Planner informed the Board that he prepared the proposed department budget for FY11 per the Advisory Board's October, 14, 2009 letter. As requested in the letter, the FY08 and FY09 appropriation numbers were added to the town's standard budget worksheet. The Board agreed that the Planner should proceed with the budget in the same manner in which budget data was supplied to the Selectmen in September.

**DISCUSSION: Proposed Retreat Lot Bylaw**

The Town Planner introduced a draft bylaw to the Board that allows retreat lots with reduced frontage via special permit, in exchange for conservation restrictions that prohibit future development of the land. The Town Planner said that this bylaw could be an important tool to combat future 40B development by creating options for properties on long dead end roads that were otherwise ineligible for a subdivision (and where these lots also lacked enough frontage for an ANR lot). The Board reviewed the Planner's presentation and discussed the proposed bylaw. The Town Planner was instructed to schedule further discussion of the proposed retreat lot bylaw on the next meeting agenda.

**DISCUSSION: Board Member Committee Representation Report**

The Town Planner told the Board that the Pathway Committee's bike racks were installed last Thursday without major issues or fanfare. Member Etzel provided an update on CPC

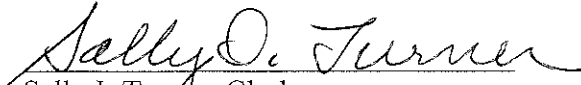


activities, including: funds appropriated to renovate the Stetson Ford House, funds to hire an appraiser to help value the potential Loring Farm Restrictions and an interest in funding the developing affordable housing. Member Tobin said that the Affordable Housing Trust sent a letter to the Selectmen in support of moving the group home from Assinippi Avenue to Prospect Street.

**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 November 4, 2009.

  
Sally I. Turner, Clerk

