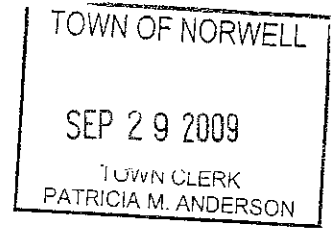


**Norwell Planning Board Meeting Minutes
September 16, 2009**



The meeting was called to order at approximately 6:35 P.M. Present were Board Members Margaret Etzel, Karen A. Joseph, Michael J. Tobin, and Town Planner Todd Thomas. Members Kevin P. Jones and Sally I. Turner arrived during the 435 Main Street ANR discussion.

DISCUSSION: Draft Agenda

Member Joseph requested that a discussion be added to the agenda regarding job sharing. Member Tobin moved to accept the amended agenda as presented. The motion was affirmed by a vote of 3-0.

DISCUSSION: August 26, 2009 Meeting Minutes

Member Etzel moved to accept the August 26, 2009 meeting minutes as presented. The motion was affirmed by a vote of 3-0.

DISCUSSION: Discussion: Bills

Todd Thomas (August expenses/mileage) -	\$ 40.06
W. B. Mason (Inv. #361350-000) -	26.01
<u>Chessia Consulting (Laurelwood, Inv. #574) -</u>	<u>205.00</u>
TOTAL = \$271.07	

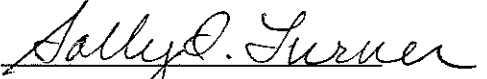
Member Tobin moved that the bills be paid and that the payment vouchers be signed. The motion was approved by a vote of 4-0.

Discussion: Two ANR Plans for 435 Main St. ANR

The Town Planner introduced the August 25, 2009 "Plan of Land Assessor's Map 20B Block 41 Lot 38 435 Main Street – Assessor's Map 20B Block 41 Lot 39 427 Main Street Norwell, Massachusetts". Upon a motion made by Member Etzel, the Board accepted staff recommendation for findings B through X. A vote of 3-0 affirmed the motion. Upon a motion made by Member Etzel, the Board found that finding A was not satisfied because the plan was not substantially compliant with requirements, and that the request to approve the plan under the Subdivision Control Law should be denied. A vote of 3-0 affirmed the motion.

The Town Planner introduced the September 1, 2009 ANR "Plan of Land 435 Main Street Assessor's Map 20B Block 41 Lot 38 Norwell, Massachusetts". Upon a motion made by Member Turner, the Board accepted staff recommendation for findings B through X. A vote of 5-0 affirmed the motion. Upon a motion made by Member Jones, the Board found that finding A was satisfied because the plan was substantially compliant with requirements, and that the plan should be endorsed as approval not required under the Subdivision Control Law. A vote of 5-0 affirmed the motion.

Discussion: Board Member Committee Representation Report



Member Etzel provided an update on recent Community Preservation Committee (CPC) discussions. She said that the CPC was debating what kind of restrictions to place on Loring Farm, while keeping in mind that the committee's goal was to keep the whole property intact as a working farm. Member Turner said that she desired a restriction ensuring that there is no further division of the 2.5-acre homestead, thereby allowing only one dwelling and associated outbuildings.

Discussion: Laurelwood Endorsement

With various Laurelwood Drive residents and their attorney, Colin Black, in attendance, the Town Planner provided an update on the endorsement status of the Laurelwood drainage modification. The Town Planner told the Board that he spoke to Attorney Recupero and that the remaining easement on Lot 14 had been agreed to and endorsement could take place at the next meeting. The Town Planner said that the required staking was not completed, but should be in place by the end of the week. Colin Black spoke on behalf of the homeowners. He asked that homeowners be compensated for amenities that were no longer being included in the project, like the walking trail. Attorney Black also said that he had not heard from Attorney Recupero. Upon a motion made by Member Turner, the endorsement deadline for the Laurelwood Modification was extended through September 25, 2009. A vote of 5-0 affirmed the motion.

Discussion: Town Planner Position Sharing with Town of Abington

The Board discussed the potential of having the Town Planner job-share with neighboring municipalities due to the Town's ongoing financial constraints. The Town Planner reported that Jim Boudreau approached the Town Employees Union about job sharing his position. The Board discussed different scenarios regarding job-sharing and associated long-term ramifications.

Discussion: Sign Bylaw, Proposed Changes for 2010 ATM

This agenda item was tabled for future discussion.

Discussion: OSRD Subdivision Bylaw, Proposed Changes for 2010 ATM

This agenda item was tabled for future discussion.

Discussion: Planning Board Priorities

This agenda item was tabled for future discussion.

ADJOURNMENT:

At 10:10 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 September 23, 2009.


Sally I. Turner, Clerk

