

**Norwell Planning Board Meeting Minutes  
September 23, 2009**

The meeting was called to order at approximately 7:05 P.M. Present were Board Members Margaret Etzel, Kevin P. Jones, Karen A. Joseph, Sally I. Turner and Town Planner Todd Thomas.

**DISCUSSION: Draft Agenda**

The Town Planner requested that a discussion be added to the agenda regarding a new ANR submission on Forest Ridge. Member Joseph requested that a discussion be added to the agenda regarding job sharing and the Site Plan Review for South Shore Medical Center at 75 Washington Street. Member Jones moved to accept the amended agenda as presented. The motion was affirmed by a vote of 4-0.

**DISCUSSION: September 16, 2009 Meeting Minutes**

Member Etzel moved to accept the September 16, 2009 meeting minutes as presented. The motion was affirmed by a vote of 4-0.

**DISCUSSION: Bills (None)**

**DISCUSSION: Laurelwood Endorsement**

With resident Richard Webber, Attorney TJ Recupero and technical engineering consultant John Chessia in attendance, the Town Planner provided the Board with an update on the status of the Laurelwood endorsement. He said that the mylars were acceptable, the Lot 14 easement sketch may not be acceptable, and that the amendment to the Utility Trust had not been submitted as required. Attorney Recupero, representing the applicant Simeone Properties, said that the amendment to the Utility Trust was to have been signed and delivered earlier in the day, but that a complication, unrelated to Laurelwood, prohibited the execution of the document. Mr. Chessia said that the easement drawing was little more than a sketch plan, and would be problematic to locate on the ground due to the lack of metes, bounds and a defined area. Attorney Recupero said that he was amenable to having his surveyor prepare a more defined easement plan that could be filed as part of an amended easement. After prolonged discussion by Board Members, Attorney Recupero said that he would not request surety return on Laurelwood until the easement and Utility Trust issues were rectified.

Member Jones moved to endorse the June 18, 2009, as revised September 21, 2009, plans for the Laurelwood Minor Subdivision Modification with the following conditions before any surety is released, (1) the "Amendment to the Laurelwood Utility Trust Incorporating An Operation And Maintenance Plan" is executed and recorded, (2) the Lot 14 easement is amended and recorded with a revised sketch plan with metes and bounds, (3) and the applicant successfully receives mortgagee consent for the Lot 14 easement, as the Board found that endorsing the subdivision plan with these conditions, thereby allowing the construction on the drainage modification to be completed this fall, was in the neighborhood's and Town's best interest. The motion was affirmed by a vote of 4-0.

**DISCUSSION: South Shore Medical Center Site Plan Review**

The Board discussed the recent Site Plan Review submittal by South Shore Medical Center at 75 Washington Street. The Board agreed to the planned joint meeting with the Board of Appeals on October 21<sup>st</sup> at 7:30 P.M.

**DISCUSSION: Forest Ridge ANR Plan**

The Town Planner informed the Board that an ANR plan on Forest Ridge was submitted earlier in the day. The Board reviewed the September 4, 2009 "Plan Of Land Norwell Mass Being A Resubdivision of Lots 7, 8 & 12 As Shown On L.C. Plan 43040C" and Member Turner moved to accept the plan as submitted on September 23, 2009. The motion was affirmed by a vote of 4-0. The Board asked the Town Planner to look into the "Lot 16" parcel, to compare the new and old lot areas, and confirm that "Lot 16" can be taken out of the subdivision.

**Discussion: Town Planner Job Sharing**

The Board discussed the potential of having the Town Planner job-share with neighboring municipalities due to the Town's ongoing financial constraints.

**DISCUSSION: OSRD Subdivision Bylaw, Proposed Changes for 2010 ATM**

This agenda item was tabled for future discussion.

**DISCUSSION: Sign Bylaw, Proposed Changes for 2010 ATM**

This agenda item was tabled for future discussion.

**DISCUSSION: Board Member Committee Representation Report**

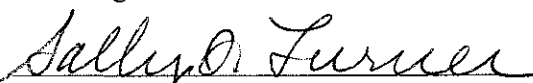
The Town Planner provided the Board with an update on the Pathway Committee. He noted that the committee was working to contract surveyor work to connect Farrar Farm Road with Stella Avenue, and that the committee voted to accept a bid of \$1,700 from mr Surveying for this work. The Planning Board discussed this bid, as well as a bid of \$4,890 from Cavanaro Consulting. The Planning Board deferred to select either bid and instructed the Town Planner to send both bids to the Community Preservation Committee.

The Town Planner also noted a proposal to make a section of Forest Street one-way. The Planning Board did not offer a collective opinion on this proposal.

**ADJOURNMENT:**

At 10:10 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 October 7, 2009.

  
Sally I. Turner, Clerk

