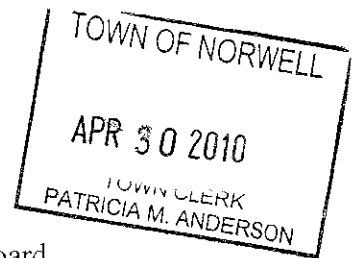


Norwell Planning Board Meeting Minutes
April 14, 2010



The meeting was called to order at approximately 7:00 P.M. Present were Board Members Kevin Cafferty, Margaret Etzel, Karen A. Joseph, Sally I. Turner and Town Planner Todd Thomas. Member Kevin P. Jones did not attend the meeting.

DISCUSSION: Draft Agenda

Member Etzel said that she would like to discuss the Horsley Witten Pathway bill during the Board Member Committee Representation Report discussion. Member Cafferty moved to accept the amended agenda as presented. The motion was affirmed by a vote of 4-0.

DISCUSSION: March 24, 2010 Minutes

Member Cafferty moved to accept the March 24, 2010 meeting minutes as presented. The motion was affirmed by a vote of 4-0.

DISCUSSION: Bills

Todd Thomas (Expenses/Mileage Reimbursement)	\$ 77.09
Chessia Consulting Services, Inv. #631 (Barrel Lane)	1,497.50
Chessia Consulting Services, Inv. #633 (Wildcat OSRD)	5,782.50
Patriot Ledger, Inv. #PL00127539 (3 Public Hearing Ads)	669.12
<u>W.B. Mason Co., Inv. #XAJ781-000</u>	<u>29.90</u>
TOTAL:	\$ 8,056.11

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

DISCUSSION: MAPC Disaster Planning with Joe Domelowicz

MAPC Representatives Joe Domelowicz and Martin Pillsbury came before the Board to present the first draft of Norwell's Hazard Mitigation Plan. With Fire Chief Reardon present for the discussion, Mr. Domelowicz will give a PowerPoint presentation on the plan and its purpose. Mr. Domelowicz said that the Planning Board, and then the Select Board, must vote to approve the plan before Norwell is eligible for FEMA grant funding. Town Planner Thomas said that the plan is the result of almost a two-year meeting process with MAPC, Paul Foulsham, Andy Reardon and himself. Mr. Pillsbury said that the plan, once approved locally and by MEMA and FEMA, is good for five years. Member Cafferty asked about the funding percentage split for grants under this plan. Mr. Pillsbury said that a 25% local match is required for 75% FEMA grant money. Fire Chief Reardon praised the plan and said that studies have shown that for every \$1 spent in mitigation, \$4 is saved in disaster response. Member Joseph said that the public comment period on the plan would remain open for two weeks, and that all comments thereon should be directed to MAPC through the Town Planner.

DISCUSSION: Bruce Burgess for the Affordable Housing Partnership

Affordable Housing Partnership (AHP) members Bruce Burgess, Penny Wilson and Bob Bordewieck came before the Board to present the AHP's Town Meeting consultant

funding article. Resident Marie Molla of Prospect Street was also in attendance for the discussion. Mr. Burgess asked for a Planning Board vote of support for the AHP's article, which gives them access to the full balance of the Affordable Housing Trust Fund to pay for consultant and engineering feasibility studies in hopes of creating affordable housing in Norwell. Mr. Burgess said that this funding article was critical in order to pay for a consultant to draft a new Housing Production Plan (HPP) for the Town. He added that the Town's current plan is not certified and expires in November 2011, and that the Planning Board and Select Board must approve any new HPP plan. Member Joseph and Member Etzel expressed concern with the funding article not having a maximum dollar amount. Mr. Burgess responded that having access to the full balance of the Affordable Housing Trust Fund is imperative if his "Norwell Villages" concept of dispersed rental properties throughout the Town were to ever become a reality. The Board asked the Town Planner to schedule a vote on this discussion on the next meeting agenda when a full Board could be present for the discussion.

DISCUSSION: Barrel Lane Endorsement Review

With technical engineering consultant John Chessia present, the Board reviewed the endorsement status of the Barrel Lane subdivision. Mr. Chessia said that he reviewed the recently revised plan set dated April 7th. He said that the plans were in good shape, but he had lingering concerns with the temporary drainage basin on the construction / conservation plans. Member Joseph agreed that more work was needed on this plan, including not having the temporary basin flow into the permanent drainage basin. The Board discussed a few other issues regarding minor changes to the construction / conservation plans, such as the protection of large trees, prohibiting construction equipment from unloading on Circuit Street, and various other pre-construction requirements. The Town Planner said that he would seek any additional comments from the Police Department regarding the submitted traffic management plan. The Town Planner and Mr. Chessia said that they would jointly work on a construction / conservation plan memo to be sent the applicant during the following workday.

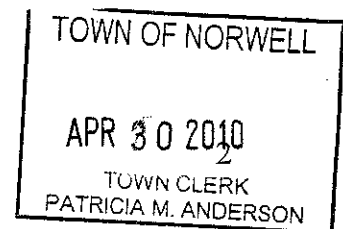
The Town Planner recommended that the Board sign the surety covenant for the Barrel Lane / Curtis Farm Road subdivision. He said that the covenant was in final form and was previously approved by Town Counsel. The Town Planner added that all other required legal documents were approved and recorded. Member Turner moved to approve and execute the Barrel Lane / Curtis Farm Road covenant. A vote of 4-0 affirmed the motion.

DISCUSSION: Representative Needed to the Affordable Housing Trust

The Board asked the Town Planner to schedule a vote on this discussion on the next meeting agenda when a full Board could be present for the discussion.

DISCUSSION: Upcoming Stetson Ford House ANR Discussion

With resident Marie Molla and David DeGhetto of the Historical Commission in attendance, the Board discussed the previously denied ANR plan for the Stetson Ford House. Member Joseph noted that the Selectmen would be coming before the Planning Board on the 28th to discuss this ANR plan again.



APR 30 2010

TOWN CLERK
PATRICIA M. ANDERSON

DISCUSSION: ZBA Updates: §1324 Masthead Drive & 335R Washington St
With resident Marie Molla and David DeGhetto of the Historical Commission in attendance, the Town Planner provided the Board with updates on two projects currently in front of the Board of Appeals. He said that the Board of Appeals advertised a public hearing under §1324 of the Town's Zoning Bylaw, which would potentially allow the building permits to be issued on the Masthead Drive Extension subdivision that are currently withheld under the Subdivision Control Law. The Town Planner said that he planned to attend the hearing, which was scheduled for May 5th at 7:30 P.M.

The Town Planner also said that the Board of Appeals recently directed the owner of the 335 Rear Washington Street building to go through Site Plan Review for the proposed teardown and reconstruction of that building. Mr. DeGhetto said that the structure proposed to be razed at 335 Rear Washington Street was likely historic in nature, and was therefore protected by the Town's Demolition Delay Bylaw. Mr. DeGhetto estimated that it would cost \$20,000 to dismantle the structure and move it to a site like the Stetson Ford House homestead.

DISCUSSION: South Street CPC Land Purchase Plan Request

The Town Planner said that he recently requested the Town Administrator and the Chair of the CPC to prepare an ANR plan to finalize the last year's CPC land purchase of three parcels on South Street. The Town Planner said that the Assistant Assessor, Barbara Gingras, notified him that the Board of Assessors was unable to document this purchase until an ANR plan is recorded that properly delineates the land division. The Town Planner showed the Board that the most recent plan on file depicted the entire property as one lot, and not three distinct parcels.

DISCUSSION: Planning Board Budget Update

The Town Planner said that any discussion regarding Article 2 could be postponed, as the Town Administrator said that the Advisory Board made no cuts to Town Hall departmental budgets.

DISCUSSION: Board Member Committee Representation Report

The Town Planner provided the Board with an update on recent Pathway Committee related activity. The Board discussed the Pathway Committee's Town Meeting presentation regarding their \$400,000 CPC funding article. The Board agreed to pay the most recent Horsley Witten Pathway Committee engineering bill for \$12,725.50. Member Etzel discussed the CPC's billing discussions regarding the Pathway Committee. She added that the CPC approved the approximately \$1,600 bill from Wickcraft for boardwalks after David Osborne explained the product at the last meeting.

ADJOURNMENT:

At 10:30 P.M., Member Etzel 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 April 28, 2010.

Sally I. Turner
Sally I. Turner, Clerk

