

Norwell Planning Board Meeting Minutes
April 28, 2010

The meeting was called to order at approximately 7:02 P.M. Present were Board Members Kevin Cafferty, Margaret Etzel, Kevin P. Jones, Karen A. Joseph, Sally I. Turner and Town Planner Todd Thomas.

DISCUSSION: Draft Agenda

Member Joseph said that she would like to add agenda items regarding the Moderator's Meeting and the Town's Hazard Mitigation Plan. Member Jones moved to accept the amended agenda as presented. The motion was affirmed by a vote of 5-0.

DISCUSSION: April 14, 2010 Minutes

Member Etzel asked that a date be corrected on the draft minutes. Member Cafferty moved to accept the April 14, 2010 meeting minutes as amended. The motion was affirmed by a vote of 4-0-1, with Member Jones abstaining.

DISCUSSION: Bills

Chessia Consulting, Inv. #641 (Roadway Setback Review) - \$115.00
Member Jones moved that the bill be paid and that the payment voucher be signed. The motion was approved by a vote of 5-0.

DISCUSSION: Pathway Committee Town Meeting Presentation

Member Cafferty and Member Turner provided the Board with an update on the Pathway Committee. Member Cafferty explained that the Pathway Committee decided to move forward with its CPC Warrant article without preparing a PowerPoint presentation for Town Meeting. The Town Planner said that Pathway Committee member Scott Raeside would be presenting the article, and that he would be helping Mr. Raeside prepare some brief comments about the goals of the Pathway Committee for Town Meeting.

DISCUSSION: Board Member Committee Representation Report

Member Etzel provided the Board with an update on recent Community Preservation Committee (CPC) activities. She explained that the CPC supported the Affordable Housing Partnership's CPC funding request in the amount of \$15,000. This funding was to be spent to hire a consultant to draft the Town's new Housing Production Plan.

DISCUSSION: Affordable Housing Partnership Warrant Article Vote

The Board segued from Member Etzel's CPC report into a discussion on the Planning Board's recommendation for the Affordable Housing Partnership's CPC funding request article. Member Joseph said that she could not support an open-ended funding article. Member Etzel said that the \$15,000 recommended by the CPC for the Affordable Housing Partnership was for the creation, but not the implementation, of a Housing Production Plan, as funds set aside for implementation remain available from previous CPC expenditures. Member Joseph said the amount of money previously set aside was \$50,000. Member Joseph moved to not support the Affordable Housing Partnership's CPC funding request as written. A vote of 5-0 affirmed the motion.

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TOWN CLERK
PATRICIA M. ANDERSON

DISCUSSION: Affordable Housing Trust & Partnership PB Representative

The Town Planner said that the Board needed to appoint a representative to the Affordable Housing Trust. Members discussed who would serve on the Trust. Member Joseph agreed to serve on the Trust. Member Etzel said that the meeting time was convenient for her and agreed to serve on the Trust. Member Jones moved to appoint Member Etzel to the Affordable Housing Trust. A vote of 5-0 affirmed the motion.

DISCUSSION: Barrel Lane Endorsement

With applicant Don Shute present, the Town Planner said that the Barrel Lane / Curtis Farm Road subdivision was ready to be endorsed. The Town Planner added that technical engineering consultant Chessia approved the Mylar plans earlier in the day. The Town Planner also confirmed the Pedestrian Travel Improvement Fund contribution, as well as the minimum homeowners' association funding. Member Turner moved to endorse the Barrel Lane / Curtis Farm Road subdivision plans. The motion was affirmed by a vote of 5-0.

DISCUSSION: Laurelwood Surety Reduction Request & Roadway As-Builts

The Town Planner said that the roadway as-builts for the Laurelwood subdivision were submitted, but revisions and corrections still needed to be made. He therefore suggested that any surety reduction request was premature and recommended the Board vote to deny any reduction. Member Cafferty moved to deny surety reduction for the Laurelwood subdivision, and to instruct the Town Planner to draft a letter as such per the applicant's April 23rd email request to postpone surety reduction. The motion was affirmed by a vote of 5-0.

DISCUSSION: Vote on Revised Definition of Funeral Establishment

The Town Planner advised the Board that final wording was agreed upon for the proposed definition addition for Funeral Establishment. He recommended that the Board vote on the revised definition now, so as to avoid having to vote on the floor of Town Meeting. Member Jones moved to make a positive recommendation on the article.

General discussion ensued and Member Etzel asked the Town Planner to explain the genesis of the article. Member Jones said the Board should be encouraging mixed use, and looking to help a small local business. Member Jones added that the proposed definition does nothing to allow additional funeral homes in Town, and that they will remain a prohibited use regardless of the outcome of the article under consideration. Member Etzel said the petition is spot zoning. Member Joseph said the addition of the word "may" in the definition was important. A vote was called and Member Jones motion was affirmed by a vote of 3-2.

DISCUSSION: Selectman Merritt / Stetson Meadows ANR

The Board began discussing the Stetson Meadows ANR while awaiting the arrival of the Selectmen. The Board agreed that the ANR for the property had nothing to do with selling the house. The Board agreed that there was a gravel way that provided access to the Stetson Ford House prior to 1953. The Board agreed that the way now known as

Meadow Farms Way was changed in the early 1960s when Route 3 was built. The Board agreed that they could not consider if the roadway was adequate, because Meadow Farms Way was not a qualifying way in existence.

At approximately 8:50 P.M., resident Marie Molla, Conservation Commission member Chris Mickle, Historical Commission members Wendy Bawabe & Pam Bower-Basso, Town Administrator Jim Boudreau, and Selectmen Merritt, Mariano and McBride entered the room and joined the discussion. Selectman Merritt expressed a desire to come to an agreement that would exact the 1984 Town Meeting vote to divide the Stetson Meadows property, while keeping the option available to sell the Stetson Ford House. Member Joseph replied that the only ANR plan submitted for this site was denied solely for technical reasons. The Board and the Selectmen discussed the history of Meadow Farms Way. Selectman Merritt agreed that the access to the house was changed in the 1960s due to the construction of Route 3. Member Etzel agreed with Mr. Merritt, and said that this fact is why Meadow Farms Way cannot be considered a way in existence. Member Etzel said the Selectmen should redraw the plan to place the Stetson Ford House on a conforming lot, and expressed displeasure that nothing had been done to rectify this issue over the last six months. It was agreed by consensus that the plan should be redrawn to give the Stetson Ford House a long neck of land that provides frontage on the Stetson Shrine cul-de-sac. The Town Planner agreed to meet with PLS Ralph Cole after Town Meeting to help coordinate such a revised ANR plan, if necessary.

DISCUSSION: Moderator's Meeting

Member Joseph announced that the Moderator's Meeting was to take place on Thursday May 6th at 3:30 P.M. The Town Planner said that he planned to attend on behalf of the Board.


DISCUSSION: Norwell's Hazard Mitigation Plan

Member Joseph noted that any final comments on the hazard mitigation plan were due immediately. The Town Planner said that he previously supplied comments on the Town's hazard mitigation plan on two occasions, and that he would be happy to forward any additional Member comments to MAPC.

ADJOURNMENT:

At 9:55 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 May 19, 2010.


Sally I. Turner, Clerk

