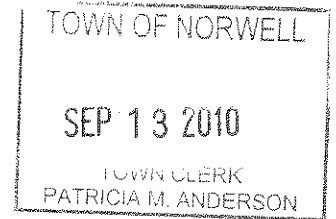


**Norwell Planning Board Meeting Minutes  
August 18, 2010**



The meeting was called to order at approximately 7 p.m. Present were Board Members Kevin Cafferty, Kevin Jones, Karen A. Joseph, Sally I. Turner and Town Planner Christopher DiIorio. The meeting was held in the Planning Office.

**DISCUSSION: Draft Agenda**

Member Cafferty moved to accept the agenda as presented. The motion was affirmed by a vote of 4-0.

**DISCUSSION: August 4, 2010 Minutes**

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

**DISCUSSION: Bills**

Member Jones moved to pay the bill for Chessia Consulting, Inv. #668 (Wildcat OSRD) - \$4,548.30. The motion was affirmed by a vote of 4-0

**PUBLIC HEARING: Hornstra Farms (Prospect Street) Scenic Road Hearing**

The board discussed the trees that were proposed for removal, specifically trees that had been identified at the 8/4 Planning Board hearing #3, 7, 8, 10, 21, 48/49. After discussions that had occurred with the applicant prior to the hearing it was agreed to preserve trees 3 and 48/49 (#3 a Norway Maple that is straight and ideally situated, and a double Ash that is high quality tree and ideally situated.) Staff recommended approval of the proposal based on findings related to the scenic nature of the farm, safety issues for pedestrians and vehicles, and health of the livestock as well as mitigation required by the Board. The large caliper tree directly in the path of the stone wall will be preserved and the wall will be constructed around the tree. Once the trees are removed from the public way the applicant will seed the area with hay or grass and it would be mowed a few times a year, but would remain a natural area. The number of trees required for mitigation (4 to 8) would be required by Staff and the Tree Warden based on need to create the most visually appealing vista from the public way. The maximum distance between trees would be 50 feet. Trees behind the wall on the applicant's property would be visually appealing, but the cows that will be on the property would make it difficult for the trees to survive. The trees proposed for mitigation will be set back from the roadway edge and not interfere with traffic.

Neighbors Joe Timmons and Jill Parker spoke in support of the proposal and are pleased with the work the applicant has completed on the property.

Planning Staff will return to the site with the applicant and mark trees with paint that have been approved for removal.

Motion K. Jones, approved 4-0.

**DISCUSSION: Affordable Housing Partnership (AHP) & Affordable Housing Plan  
(Selectman Gregg McBride)**

Selectman McBride spoke to the Board about reestablishing representation with the AHP. The Planning Board needs to have a member represent the Board at the AHP to help rewrite the housing production plan for the town, since the Planning Board will need to approve the document when complete before it is sent to the state approval. The Board would like to have rotating representation with the AHP and staff will look into the potential for this to occur.

Motion to recommend rotating representation K. Jones, approved 4-0.

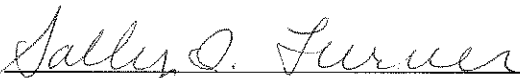
**DISCUSSION: Town Planner**

The Board and the Town Planner discussed issues related to the process of subdivisions, general ideas about rezoning, and ordinance amendments.

**ADJOURNMENT:**

At 9 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 September 8, 2010.

  
Sally I. Turner, Clerk

