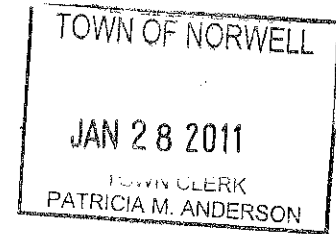


**PLANNING BOARD
TOWN OF NORWELL**

Post Office Box 295
Norwell, Massachusetts 02061
(781) 659-8021



**Norwell Planning Board Meeting Minutes
December 8, 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 Margaret Etzel. The meeting was held in the Planning Office.

Discussion: Draft Agenda

Member Cafferty made a motion to accept the agenda as presented. The motion was affirmed by a vote of 5-0

Discussion: November 17, 2010 Minutes

Member Jones made a motion to accept the November 17, 2010 minutes. The motion was affirmed by a vote of 5-0

Discussion: Bills

11/9/2010 – W.B. Mason – Invoice 576927 -\$93.73

Member Jones made a motion to pay the bill as presented. The motion was affirmed by a vote of 5-0

Discussion: 335R Washington review fee release request

The Board discussed that past policy had been to not release review fees until projects are complete because of as-built plan review and any potential issues that may arise requiring consultant assistance. Member Jones made a motion to not release the review fees. The motion was affirmed by a vote of 5-0.

Discussion: 2011 Planning Board Schedule

The Board reviewed the proposed dates for 2011 meetings and found the dates acceptable.

Discussion: By-Law Review

The Board discussed proposed changes to OSRD, FAR, ground coverage and outdoor storage. Various changes were proposed for the OSRD that would make the Special Permit process less ambiguous for applicants and require materials to be submitted to the Board sooner in the process to reduce later conflicts. FAR and ground coverage may be too controversial for this year and may put the OSRD changes at risk of not being passed.

It has been undecided whether to move forward with a by-law recommendation for these items. Outdoor storage recommendations requiring Special Permits for outdoor storage need to be further analyzed to address businesses such as plant and tree nurseries.

Discussion: Comprehensive Land Use Reform and Partnership Act (CLURPA)

The Board was updated regarding the status of CLURPA which would revise MGL 40A and 41 (master plans, subdivision control). The purpose of the revisions is to provide clarity, encourage sustainable development principals, streamline the permitting process and create zoning consistency across the state. The revisions got a favorable recommendation from the Joint Committee on Municipalities and Regional Government and would now move to the House and Senate for discussion.

Discussion: Wildcat Update

Construction and Definitive Plan sets, legal documents and a comprehensive O&M plan for endorsement have been submitted in response to discussions and response letters from J. Chessia. The legal documents submitted are currently being reviewed by B. Galvin. Bridge calculations and plans submitted to DOT have been provided to staff. The path cleared on site has been completed with the installation of erosion control measures.

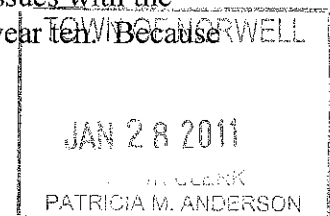
Discussion: Forest Ridge Update

A. Rowe had indicated to Staff that an extension on the lenders agreement would be complete by mid-December. The Board had required the extension by mid-November. B. Galvin to write letter to A. Rowe informing him of the Board moving to call in the funds.

Discussion: Laurelwood Update

According to B. Flynn (BOH) the septic pumps have been repaired, however staff has been informed that there is currently a water leak near the cul-de-sac. J. McInnis (Water) wrote a letter to T.J. Recupero requesting that the leak be repaired, but has yet to receive a response. Member Cafferty's opinion is that the Water Department would ultimately be responsible to fix the leak, thinking that once the water is running through the pipes it is the town's responsibility. The Selectman voted to put Laurelwood on the plow list this winter, with the understanding that if the street is not accepted at the town meeting this coming Spring the subdivision would be off the plow list. B. Galvin has looked into the title issues regarding lot 29 (conservation lot) and believes that the originally submitted title is good, though antiquated. He has contacted T.J. Recupero who is looking for the original deed to convey the property to Con Com. It is thought that a letter sent from Robert Himberg to the Planning Board dated 11/1/2001 indicating a discrepancy of the boundaries between the conservation lot and his property at 231 Old Oaken Bucket Road stopped the conveyance at the time. Remaining issues to be addressed concern back taxes and the homeowners accepting responsibility for the Utility Trust.

Surety money currently being held by the Planning Board cannot be used for anything beyond what it was intended, which is the roadway. P. Foulsham (Highways) discussed the roadway with the Board and stated that if there were going to be issues with the construction of the roadway they would begin to appear now around year ten. Because



the road was not inspected during construction it is unknown if the road is ready for acceptance.

- Next steps:
1. Get Deed for lot 29 and record.
 2. Contact T.J. Recupero regarding paying the back taxes.
 3. If taxes remain unpaid and/or lot 29 is not conveyed the town would move to take properties (lot 29, 83 & 84)
 4. Homeowners must take over responsibility of the Trust

Discussion: Board Member Committee Representation Report

Pathways: Bills remain to be paid. Cost for the ANRAD exceeded the allotted funding by approximately \$800. D. Vose will be contacting Horsley Witten to discuss the outstanding bills. The committee is looking at installing boardwalks above wetland delineated areas as the possibility exists that only the area where footings are in the ground would be considered the "alteration" areas. This would get the "alteration" square footage below 5000 sf and would be considered a limited project. The Pathway Committee should request information from Con Com regarding the boardwalk in Norris Reservation.

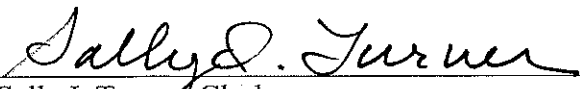
CPC: A deed for a town property on Circuit Street will be transferred to the Habitat for Humanity to construct an affordable home in approximately 5 months. Funding may be appropriated to restore a cemetery near the Scituate town line.

AHT: Voted to hire Karen Sonderburg as a consultant to assist in the development of a housing production plan and to devise a plan to buy low priced houses, restore them and turn them into affordable units. The town will be losing 5 affordable units because of the closing of the house at Jacobs Pond.

ADJOURNMENT:

At 9:45 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 the majority vote by the Planning Board on January 5, 2010.


Sally I. Turner, Clerk

