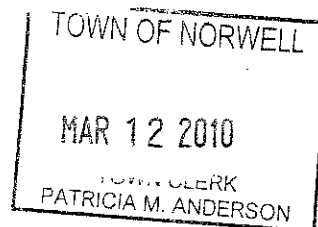


**Norwell Planning Board Meeting Minutes  
February 24, 2010**



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. Member Michael J. Tobin arrived during the Pathway Committee discussion.

**DISCUSSION: Draft Agenda**

The Town Planner said he would like to augment the agenda to include an update on active subdivisions. Member Jones moved to accept the amended agenda as presented. The motion was affirmed by a vote of 4-0.

**DISCUSSION: February 10, 2010 Minutes**

The Town Planner highlighted that he made a minor change to the February 10<sup>th</sup> meeting minutes earlier in the day. Member Etzel moved to accept the February 10, 2010 meeting minutes as amended. The motion was affirmed by a vote of 3-0-1, with Member Turner abstaining.

**DISCUSSION: Pathway Committee CPC Funding Request Vote**

Member Joseph referenced that this Pathway Committee agenda item was carried over from the previous Board meeting to allow Member Turner, the Board representative to the Pathway Committee, an opportunity to voice her opinion on the CPC funding request. Member Turner discussed some of the outstanding issues with the first segment of the pathway construction. She added that the committee should have design plans soon and would then seek all available grant funding. Member Turner said she was in favor of moving the \$400,000 funding request forward to Town Meeting. Member Etzel said that the \$400,000 was discussed by the CPC as being generically earmarked for future construction of pathways / bikepaths. Member Jones moved that the Board support the Pathway Committee's CPC funding request for \$400,000. The motion was affirmed by a vote of 5-0.

**DISCUSSION: Affordable Housing Partnership Funding Support Request**

The Town Planner said that the Board was asked for a letter of support from the Affordable Housing Partnership for a Town Meeting funding request to hire a consultant to draft a new Housing Production Plan and pay for other professional services. He noted that the article does not contain a dollar amount, but that funding would be from previously allocated Affordable Housing Trust funds. Member Etzel questioned if the request needed to come before Town Meeting. Member Tobin said that the article as currently written is vague. Member Joseph said that it would be more helpful if Bruce Burgess, Chair of the Affordable Housing Partnership, were present to discuss the article in greater detail. The Town Planner said that he would arrange this for the April 14<sup>th</sup> meeting.

**DISCUSSION: Forest Ridge Lot 16 / Parcel A Consent**

The Town Planner told the Board that he received the \$500 pedestrian easement sign guarantee deposit as requested at the previous meeting. The Town Planner also noted that there might be wetland issues that complicate the development of this lot. Member Joseph moved that the Board sign the release for Lot 16 / Parcel A on Forest Ridge, provided that the signed release be held in escrow until homebuilder Jim Leonard receives needed approvals from the Conservation Commission, thereby guaranteeing his development of the lot. The motion was affirmed by a vote of 5-0.

**DISCUSSION: Barrel Lane Name Approval (Curtis Farm Road)**

The Town Planner introduced a letter from the developer of the Barrel Lane Commons subdivision. The letter, dated February 9, 2010, proposed a street name of Curtis Farm Road for the new subdivision. The Board discussed the name request for the Barrel Lane subdivision roadway. The Town Planner said that the proposed name is reportedly derived from an old property deed from the late 1800s. The Board directed the Town Planner to draft a letter to the Highway Surveyor, Fire Department, Police Department and Historical Commission asking if there were any objections to the proposed street name of Curtis Farm Road.

**DISCUSSION: Cowings Cove Update**

The Town Planner said that there was nothing new to report on the developer's transfer of Parcel B to the Maxwell Trust.

**DISCUSSION: Laurelwood Update**

The Town Planner said that none of the missing Laurelwood legal work was submitted.

**DISCUSSION: Wildcat OSRD Update**

The Town Planner said that he spoke to Town Counsel about setting the deadline for final action on the Wildcat OSRD subdivision. He said that they both agreed to set the deadline for final action at the more conservative 90 days, versus the 135 days allowed for a definitive plan that was not preceded by a preliminary plan. The Board agreed to a deadline for final action of May 2, 2010.

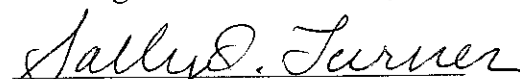
**DISCUSSION: Board Member Committee Representation Report**

Member Jones provided the Board with an update on the Capital Budget Committee. He said that the top capital request was for a new ambulance. Member Etzel provided an update on the CPC, including the recent developments with the Community Supported Agriculture implementation. Member Turner provided a Pathway Committee update.

**ADJOURNMENT:**

At 8:35 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 March 10, 2010.

  
Sally I. Turner, Clerk

