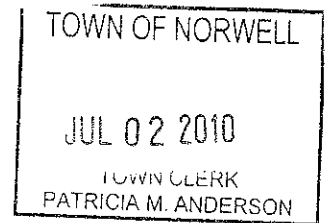


**Norwell Planning Board Meeting Minutes
June 2, 2010**



The meeting was called to order at approximately 7:05 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 moved to add a discussion on subdivision rules and regulations. Member Etzel moved to add a discussion on 707 Main Street, Tinker's Son. Member Jones moved to approve the amended agenda as presented. The motion was affirmed by a vote of 5-0.

DISCUSSION: May 19, 2010 Minutes

Member Jones moved to accept the May 19, 2010 meeting minutes as presented. The motion was affirmed by a vote of 4-0-1, with Member Etzel abstaining.

DISCUSSION: Stone Wall Work at Hornstra Farm (Prospect Street)

Present were residents John Hornstra, Marie Molla, Jill Parker and Dave Seaone. Member Joseph noted that telephone calls were the basis for the discussion. Member Cafferty asked about drill holes in the wall. John Hornstra said that he does not believe he disturbed any drill holes and that he is building up the stone wall to keep grazing cows out of Prospect Street. The Town Planner said that he and Paul Foulsham originally approved the work. Marie Molla said that the change in the stone wall is upsetting, and the original farmer's wall is being destroyed and a modern stone wall is being put in its place. Jill Parker from Prospect St. supports the stone wall changes. Dave Seoane of Prospect Street also supports the stone wall work. Member Cafferty asked that drill holes not be disturbed. John Hornstra agreed and will resurvey the wall if that happens. Member Joseph asked if a scenic road hearing should be required. By consensus, the Board said that a hearing is not necessary. Member Joseph asked Mr. Hornstra to keep the Board apprised of future stone wall work. Mr. Hornstra was reminded that a scenic road hearing would be required before any trees with greater than a 4 inch caliper were removed from the right-of-way.

DISCUSSION: Subdivision Status Report

Member Jones talked about the Cowings Cove subdivision. He asked the Town Planner to send a letter regarding the Parcel B deed transfer to Maxwell.

DISCUSSION: Town Planner Interview Scheduling

The Board determined to schedule four interviews on Friday, June 18th at 3:00 p.m., with the following candidates: Shannon Courville, Howard Coppari, John Charbonneau and Christopher Di Iorio. The Town Planner was to send an email to Jim Boudreau about interview scheduling.

DISCUSSION: Laurelwood Surety Reduction Request (received May 10th)

Member Joseph noted the applicant's surety reduction request. John Chessia talked about as-built plans. The Board determined that the full driveways should be shown on the as-builts. John Chessia noted a manhole was paved over. Kenny Caputo proposed leaving a settlement amount for the Town for leaving the manhole as is and not cutting the roadway to raise it. The Board wanted the manhole raised. The Board is okay without a bound in the driveway at Lot #25. Member Joseph noted unresolved issues on as-builts that need to be corrected. Kenny Caputo talked about uninspected pavement done on August 18, 2005. He said he spoke to paving companies about the price to crack-seal the road for approximately 4,500 square yards of pavement. \$5,000 would be a crack-seal price for a well-constructed road and \$10,000 for a borderline road crack-seal. Kenny Caputo said the remaining 15-year life expectancy table goes out to 2020. Mr. Caputo passed out an "Extended Pavement Surety Proposal" dated June 2, 2010. Member Jones asked if as-builts can be done for the next meeting, and the applicant agreed. The Board decided to continue the surety request to the next meeting. Attorney Recuperero stressed speed of return and initial surety amount held are the paramount variables for Simeone Properties. Member Cafferty asked John Chessia for a price for one-inch pavement overlay based on \$75 a ton for 4,500 square yards of material.

DISCUSSION: Masthead Drive

Member Jones moved to appeal the variance. The motion did not carry by a vote of 2-3. Member Jones moved to initiate the process to rescind the subdivision. The motion was affirmed by a vote of 5-0.

DISCUSSION: Pinson Lane HOA Mortgagee Subordination Surety Return

Member Jones made a motion to deny. The motion was affirmed by a vote of 5-0.

DISCUSSION: 707 Main Street (Tinker's Son)

Member Jones moved to not appeal. The motion was affirmed by a vote of 3-0-2, with Members Joseph and Etzel abstaining.

DISCUSSION: Subdivision Rules & Regulations

The Town Planner was to email the Board a revised version.

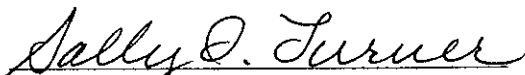
DISCUSSION: Board Member Committee Representation Report

The Pathway Committee representatives agreed that they meet with the Planning Board before other Boards. Member Etzel noted that she is slated to remain as Planning Board representative on the Affordable Housing Trust.

ADJOURNMENT:

At 10:20 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 June 16, 2010.


Sally I. Turner, Clerk

