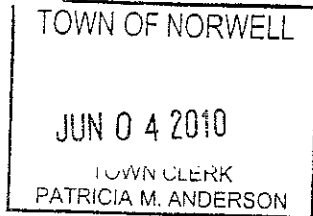


**Norwell Planning Board Meeting Minutes
May 19, 2010**



The meeting was called to order at approximately 7:05 P.M. Present were Board Members Kevin Cafferty, Karen A. Joseph, Sally I. Turner and Town Planner Todd Thomas. Member Kevin P. Jones arrived at the beginning of the River Street scenic road hearing. Member Margaret Etzel did not attend the meeting. Resident Marie Molla of Prospect Street was in attendance for the entire meeting.

DISCUSSION: Draft Agenda

Town Planner Thomas said that she would like to add agenda items regarding White Barn Village and Forest Ridge. Member Cafferty moved to accept the amended agenda as presented. The motion was affirmed by a vote of 3-0.

DISCUSSION: April 28, 2010 Minutes

Member Cafferty moved to accept the April 28, 2010 meeting minutes as presented. The motion was affirmed by a vote of 3-0.

DISCUSSION: Bills

Chessia Consulting, Inv. #643 (Barrel Lane) -	\$1,787.50
Chessia Consulting, Inv. #645 (Wildcat OSRD) -	2,192.50
Chessia Consulting, Inv. #656 (Laurelwood) -	865.00
Bond Printing Company, Inv. #17207 -	83.68
W. B. Mason Co., Inv. #124025-000 -	27.66
<u>Todd Thomas (Expenses/Mileage Reimbursement) -</u>	<u>47.12</u>
TOTAL:	\$5,003.46

Member Cafferty moved that the bills be paid and that the payment vouchers be signed. The motion was approved by a vote of 3-0.

DISCUSSION: Public Hearing, Land Next to 448 River Street (Tree & Stone Wall)

With residents Paul Gallagher, Jay Gallagher, Marie Molla, Jeremy Wirth and George Laban present, Member Turner read the public hearing notice and opened the scenic road hearing for tree and stone wall work on land adjacent to 448 River Street. The Town Planner said that the applicant proposed to cut down a partially dead tree silver maple tree in the River Street right of way to create driveway access for a previously undeveloped lot. The driveway access would also entail breaching a small stone retaining wall. The Town Planner added that the applicant was proposing to replace the tree to be removed with two red or scarlet oak trees with minimum 4-inch calipers within the right of way. Member Joseph said that she visited the site earlier in the day and thought the two trees would be a suitable replacement. Member Cafferty asked that the two new trees not impact the sight distance. The Town Planner said that he would augment his draft decision to include as such. Upon a motion made by Member Cafferty, the as revised draft decision letter was approved and the public hearing was closed. The motion was affirmed by a vote of 4-0.

DISCUSSION: Masthead Drive Extension Update and Next Steps

The Planning Board discussed the recent Board of Appeals frontage variance given to George Junior on his Masthead Drive. The Town Planner related what transpired at the respective Board of Appeals hearing. Ms. Molla added that she felt bad for Mr. Junior and hoped that the Planning Board would not appeal this building permit. Board Members decided to take additional time to read the frontage variance decision and decide whether to appeal a potential building permit at the June 2nd Planning Board meeting.

TOWN OF NORWELL
JUN 04 2010
TOWN CLERK
PATRICIA M. ANDERSON

DISCUSSION: New Business, Zoning Map Update for Revised APD Area

The Town Planner said that the Board was responsible for updating the Town's zoning map now that changes were voted to the Aquifer Protection District at Town Meeting. He added that he would like the zoning map update be paid for from the FY2010 budget. Upon a motion made by Member Cafferty, an appropriation of \$750 was approved to pay for Coler & Colantonio to update the zoning map for the new Aquifer Protection District area based on the zoning map generated for the Town in 2007. The motion was affirmed by a vote of 4-0.

DISCUSSION: Public Hearing (Cont'd.) – Wildcat OSRD Subdivision

With resident Marie Molla in attendance, Member Turner read the hearing notice for the Wildcat OSRD subdivision. The Town Planner noted that the applicant asked that the hearing be continued until June 16, 2010, with a deadline for final action of July 16, 2010, due to permitting problems with the Conservation Commission. Upon a motion made by Member Turner, the Board continued the public hearing until 7:30 P.M. on June 16, 2010 and accepted the applicant's request to extend the deadline for final action until July 16, 2010. The motion was affirmed by a vote of 4-0.

DISCUSSION: Town Meeting Postmortem

Members discussed what transpired at Town Meeting. It was determined that the Pathway Committee should meet with the Planning Board as soon as possible. Member Joseph said that the Pathway Committee should meet with the Planning Board, Selectmen and Community Preservation Committee before the planned public hearing regarding the 25% design pathway plans.

DISCUSSION: Board Member Committee Representation Report

There were no committee representation reports offered other than the prior Pathway Committee discussion.

DISCUSSION: White Barn Village Town Planner Affidavit

The Town Planner said that he was asked to write an affidavit regarding the ongoing White Barn Village 40B litigation. He asked that any changes to his affidavit requested by Members be submitted by Friday morning.

DISCUSSION: Forest Ridge Potential Vernal Pool

The Town Planner expressed concern that the Conservation Commission was looking to protect a vernal pool that was in fact the nonfunctioning drainage basin for the Forest Ridge subdivision, which the Board was still holding surety. Member Joseph said that

she did not believe the Conservation Commission could do such under a recent revision to the Wetlands Protection Act. The Town Planner said that he would keep on top of this situation and report any developments to the Board.

ADJOURNMENT:

At 9:15 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 June 2, 2010.


Sally I. Turner, Clerk

