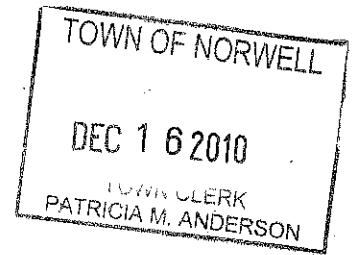


PLANNING BOARD
TOWN OF NORWELL

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



**Norwell Planning Board Meeting Minutes
November 17, 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 Jones made a motion to accept the agenda as presented. The motion was affirmed by a vote of 5-0

Discussion: October 20, 2010 Minutes

Member Jones made a motion to accept the October 20, 2010 minutes. The motion was affirmed by a vote of 5-0

November 3, 2010 Minutes

Member Cafferty made a motion to accept the November 3, 2010 minutes. The motion was affirmed by a vote of 5-0

Discussion: Bills

9/30/2010 - Horsley Witten Group – Invoice 28695 - \$586.89
10/31/2010 – Westographics (335R Washington) - \$108.00
11/1/2010 – Chessia Consulting (335R Washington) – \$547.50
11/1/2010 – Chessia Consulting (Wildcat OSRD) - \$2315.00
11/1/2010 – Chessia Consulting (Forest Ridge) - \$122.50

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

Discussion: Laurelwood Street Acceptance

Several homeowners from the Laurelwood subdivision were in attendance to discuss street acceptance and getting their street placed on the plow list for this coming winter. The owners were notified of several of the outstanding issues that will need to be addressed in order for the Planning Board to consider acceptance of the street. Issues include the conveyance of lot 29, pumps for the sewer that need to be fixed, unpaid taxes, the remaining requirements for which an approximately \$39,645 surety is being held, and the requirement that the homeowners take responsibility of the utility trust.

Though the Highway Department may have told the homeowners that the roadway was in a condition to be accepted by the town, there is currently no application for street

acceptance, and all outstanding issues need to be addressed before street acceptance can occur. Street acceptance is the last step of the subdivision process when the project is complete and functioning correctly. The inspection that occurred over the summer was in relation to as-built plans and was the reason for the partial surety release in June.

Discussion regarding the relevance of lot 29 conveyance and unpaid taxes to street acceptance ensued. The homeowners do not want to take control of the utility trust because they are unsure of the liability of the trust with regards to the unpaid taxes. The trust has various maintenance responsibilities in the subdivision. The homeowner's unwillingness to take over the trust due to unpaid taxes could have an effect on the proper maintenance and operations of the subdivision and therefore street acceptance could not occur. Town counsel is looking into lot 29 and the various approaches to address this situation.

Taxes regarding lot 27, which includes the septic system, was being taxed as a buildable lot and has since been abated to \$13,000.

There has been a meeting with town counsel and he is aware of the issues that need to be addressed and is investigating means to resolve this situation. The Selectman are in charge of putting streets on the plow list and the homeowners should speak with them about their concerns. In the mean time, the responsibility for plowing is a private issue between the homeowners and the developer.

Discussion: Forest Ridge Surety Extension

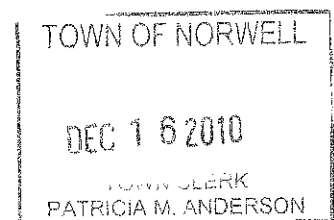
The developer for the Forest Ridge subdivision was directed by the Board to extend the remaining lenders agreement surety which expires on March 1, 2011. This extension was to be submitted to the Planning Board by November 15, 2010. To date, nothing has been submitted. The town planner will contact town counsel for direction on how to proceed.

Discussion: By-law Review

The Board discussed proposed changes to the OSRD by-law. The Board would like the ORAD to remain valid throughout the subdivision approval process. Also, the Board discussed the proper way to address pit and mound type topography so that it would be clear that the area would be considered wetland. Typically, the Conservation Commission would include these areas in wetland calculation, so this would not need to be addressed in the zoning by-law. Other issues remaining to be addressed are FAR, outdoor storage and ground coverage.

Discussion: Grove Street Common Driveway (block 39/lots 52 and 3)

A Common Driveway is considered by the Board to be any section of driveway where an easement is required to pass over another owner's property regardless if the easement provides for exclusive use of one party. The Board believes this is a common driveway because it is a single access point serving more than one and less than four lots. The common portion of said common driveway is longer than 100 feet and would require Planning Board approval.



Discussion: New Business

None

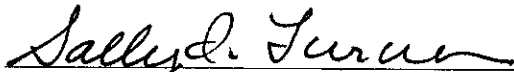
Discussion: Old Business

The Wildcat pathway has been cleared and logs still need to be placed into the pathway to address erosion concerns. Woodchips will be brought onto the site to be placed in areas where erosion may occur or is occurring.

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 December 8, 2010.



Sally I. Turner, Clerk

