

**Norwell Planning Board Meeting Minutes
October 20, 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 6, 2010 Minutes

The Board wanted to see changes made to include all votes taken, as they are required to be in the meeting minutes.

DISCUSSION: Bills

There were no bills to approve.

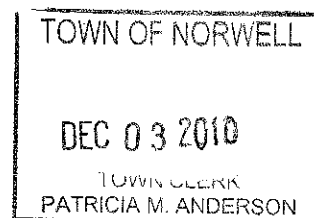
DISCUSSION:

Submission acceptance of 33 Lincoln Street ANR:

Member Turner moved to accept, Member Jones seconded. The motion was approved by vote of 5-0.

Submission acceptance of Pleasant Street ANR:

Member Turner moved to accept, Member Jones seconded. The motion was approved by vote of 5-0.



MEETING AND DISCUSSION: Government Study Committee

The Board met with the Government Study Committee at 7:15 to discuss potential changes to the structure of Norwell's government in the attempt to provide greater efficiency.

It was stated that the idea of a shared Town Planner, where a single planner would serve two towns, would not work, in the opinion of our Board. A five member, elected Planning Board, with a full-time Planner on staff works for the town.

Remaining meetings of the Government Study Committee are scheduled for 7:15 in the gymnasium on 10/27, 11/1, 11/10 & 11/15.

DISCUSSION: Common Driveway at 6A & 6B Grove Street – Continued

DISCUSSION: Cowings Cove condition 43 revisions - Continued

DISCUSSION: Wildcat Hill Definitive Subdivision Scenic Road Public Hearing

The hearing was opened at 7:45 p.m. Member Turner read the public hearing notice. The green cards were in the hearing folder. The applicant stated they had not received two of the cards but received a phone call from one of those abutters (Mr. Rinne).

This proposal is only associated with the intersection Road B, as there will be no wall or trees affected at the intersection of Road A. The plan before the Board has a revision date of October 15. After the initial plan submission the applicant revised the plan to minimize the amount of stone wall affected by the proposal. The 155 feet of stone wall initially proposed was reduced to 100feet because much of the wall was less than 1.5 feet high. Trees proposed for removal include a 16" tree at the center of the intersection, 12" and 15" trees to the east of the intersection and a 10" tree within the line of sight.

The Board reviewed the draft letter. Member Joseph said several changes are needed to clarify the roadway is the whole subdivision roadway. The Board discussed condition 2 regarding drill holes and determined it should remain in the decision

The applicant asked if it would be possible to plant the required trees within the large buffer area on the site, or elsewhere in town, rather than planting trees within the right-of-way if the board doesn't feel this site warrants it. Public safety was discussed and clarifications in the wording of condition 4 would locate trees to not affect sight lines

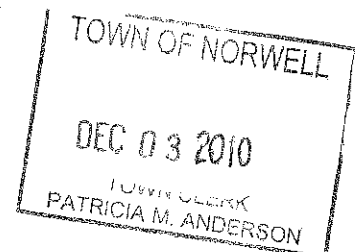
Member Cafferty made a motion to approve, Member Turner seconded. The motion was approved by vote 5-0.

Member Etzel made a motion made to close hearing, Member Turner seconded. The motion was approved by vote 5-0.

DISCUSSION: Discussion: Wildcat 15 foot wide tree cutting along street centerline of phases 1-4.

The applicant, A.W. Perry, is requesting the Planning Board allow them to cut a 15' wide swath of land along the centerline of the proposed roads in phases 1-4. The applicant is proposing this in order to provide access to the lots for prospective buyers. The board indicated that 15 feet was excessively wide and would be more accepting of a ten foot wide maximum clearing. The board was concerned about erosion on the steep section of Road A and what vehicles were to be used.. The applicant will draft a letter outlining their specific requests for the Planning Board to review. The proposed location of the area to be cut will be flagged by the applicant and the members of the Board along with the town consultant and planner will have the opportunity to tour the site.

The applicant submitted a Conservation Commission Approval for Building Permit dated 11/19/09, which indicated a proposal for a 10-15 foot wide mowing and cutting of trees along the centerlines of roadways, however, the Planning Board agreed this pertained to proximity to wetlands, and was not pertinent to the present request.



DISCUSSION: By-law Regulation Review

The Board discussed potential areas for zoning revisions which included:

Parking and pedestrian access in commercial districts

Norwell Center - mixed use

Wind towers and energy

OSRD process

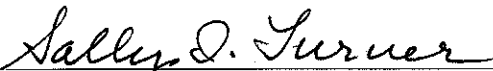
Intensity of use revisions

Floor Area Ratio

ADJOURNMENT:

At 10:00 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 November 17, 2010.



Sally I. Turner, Clerk

