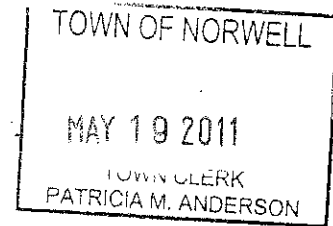


PLANNING BOARD
TOWN OF NORWELL

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



**Norwell Planning Board Meeting Minutes
April 13, 2011**

The meeting was called to order at approximately 7 p.m. Present were Board Members Sally I. Turner, Margaret Etzel, Kevin Cafferty, Kevin Jones and Ian Davis. The meeting was held in the Planning Office.

Discussion: Draft Agenda

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

Discussion: March 23, 2011 Minutes

Member Cafferty made a motion to approve the minutes. The motion was affirmed by a vote of 5-0.

Discussion: Bills

- 4/4/11 Invoice 721: Chessia Consulting -Laurelwood: \$365.00
- 4/4/11 Invoice 719: Chessia Consulting -Harvest Place: \$2652.50
- 4/4/11 Invoice 722: Chessia Consulting -Hingham Lumber: \$2707.50
- 3/27/11 Invoice: Patriot Ledger -Rezonings: \$389.12
- 3/17/11 Invoice: W.B. Mason -Supplies: \$29.99
- 4/8/11 Invoice: Planner Miles - \$186.50

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

Discussion: Wildcat Street Names and Progress Report

Rich Beal forwarded a list of street names they would like approved: Road A (Highfield Lane), Road B (Bayberry Lane), Road C (Summit Drive), Road D (Hillside Circle).

Member Jones made a motion to approve Highfield Lane, Bayberry Lane and Summit Drive, and to deny Hillside Circle. The motion was affirmed by a vote of 4-1 with Kevin Cafferty opposed.

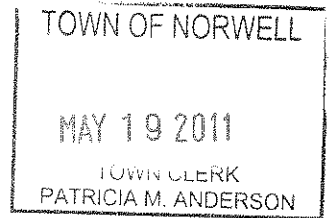
Discussion: Summer Internship

Genevive Iwanicki is a 16 year old student at Milton Academy who is interested in interning over the summer. She has been attending many pathways and planning meetings. Jim Boudreau has been contacted to see if there would be any issues with her interning here and he is checking with the town's insurance company. The Board requested that Genevive come to a meeting to discuss the internship. Planning Staff shall create a list of responsibilities and hours of work.

JP Galeotalanza is a student at Bentley University with an interest in becoming a Planner. He has asked to “shadow” the Planner for a week over the summer. The Board finds this acceptable.

Discussion: Hingham Lumber

Member Turner recused herself.



The applicant, Tom McNaulty, John Cavanaro and Michael Joyce presented their proposal to the Board for a 12,500 square foot hardware and drive through lumber retail operation. A site plan is required due to the increase in footprint of more than 200 sf in a non-residential zone and a special permit is required for the business use in the Business District A.

John Chessia went over his report and the major concerns he had regarding drainage, the feasibility of constructing the proposed retaining walls, and a variety of technical omissions in the plans.

The Board discussed issues and questions regarding the existing zoning which is requiring them to create a layout that is not ideal for the town center.

The Board has concerns with the interior parking and vehicular circulation of the drive through area and found that it difficult to comment on the situation without interior layout plans.

Truck delivery would occur in the area behind the building. Forklifts would be used to transport the merchandise from the trucks into the storage areas along the left side of the building. The Board requested that the applicant seek to open discussions with the owner of the adjacent property at 707 Main Street to explore the possibility of a paved connection between the properties to improve delivery truck access and circulation and the potential for shared parking.

The Board discussed the lack of creativity in the box design, the lack of windows, the lack of a front facade entrance (fake entrance is proposed) and the design which basically turns away from the street and does not promote pedestrian access from adjacent lots. The Board also wanted the applicant to look at ways to break up the existing façade to add interest to the building.

The applicant is proposing to level the site and negate the hill side that exists on the site. This would require a 4-5 foot high retaining walls on both sides of the site. This retaining wall also curves around the front of the building which will make the front left side of the building to appear underground. The building should be designed to work with the topography instead of eliminating the natural slope and fighting the existing topography.

There are additional pavement areas near the front right side of the lot that would not be required for proper operations of the site. Any modification that could reduce the amount of pavement should be explored by the applicant.

Snow removal would be located in the front right of the property but is not indicated on the plans. The Board requested that the applicant look at ways to recycle storm runoff from the roof.

The Board may look into establishing sidewalks in this area with the Pedestrian Improvement funds at its disposal.

Discussion: George Road Proposal/Private Way Determination Policy

Philip Johnson of New Home Network is proposing to improve George Road (private) adjacent to the property on which he recently received ANR approval for four lots off Pleasant Street. Under this proposal he would divide the two lots closest to George Road into four lots. The applicant would like to improve George Road using the Planning Board's Private Way Determination Policy since George Road was in existence prior the Subdivision Control Law being in effect in Norwell and is looking for direction from the Planning Board on how to proceed.

There is a question as to whether the policy is still in effect as the policy states it is in effect until at least 12/31/10 and was approved by only two members of the current Board. The Board will discuss with town counsel before making any decisions regarding this policy. There is concern that there is no engineering oversight allowance in the current policy.

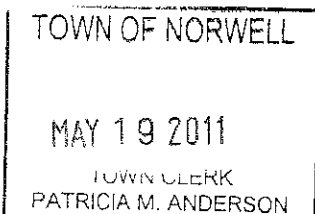
There are issues regarding ownership of George Road and whether the applicant has access/interest in the road and therefore, the right to upgrade the road. The applicant is conducting further research into this.

No ANR would be issued until the road is brought up to adequate width, grade and construction. There are no guarantees that if they improve the road according to the policy that the ANR would be approved by the Board. A formal subdivision application process may be the appropriate way to proceed with this proposal.

Discussion: Board Member Committee Representation Report

Pathways: Patrick Campbell of 24 West Wind Acres and Patrick Palzkill of 147 Pine Street attended the last Pathways Committee meeting and expressed interest in joining the committee. Ken Capman is interested in being on the Committee as well and will be attending a future meeting.

The committee will be requesting to fund a change order from Horsley Witten in order to redesign the proposal to circumvent the Highway Department Barn mitigation area, redesign the boardwalk to be constructed using helical piles, and to conduct additional survey work and test borings. Before any presentation is done for the Selectman the committee will meet with the Planning Board to give a more formal update and run through the presentation.



ADJOURNMENT:

At 10:00 p.m., Member Cafferty 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 May 18, 2011.

Sally C. Turner
Sally Turner, Clerk

TOWN OF NORWELL
MAY 19 2011
TOWN CLERK
PATRICIA M. ANDERSON