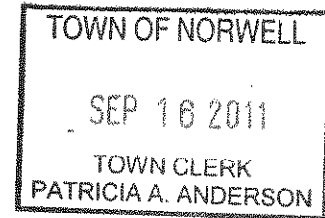


PLANNING BOARD
TOWN OF NORWELL

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



**Norwell Planning Board Meeting Minutes
August 24, 2011**

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

Draft Agenda

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

July 27, 2011 Minutes

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

Bills/Purchases

WB Mason/Wireless Adapter/\$89.99
John Chessia/Harvest Place/\$1,725
John Chessia/Wildcat/\$1,557.50

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

Horsley Witten Change Order for additional work required by Con Com/\$3,500

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

Pathways Committee Presentation

Pathways Committee Chair Kevin Cafferty presented the pathway proposal recently approved by Con Com. The initial phases would connect the Middle School to the exit of the high school by way of boardwalk, bituminous concrete, painted bike lanes on existing roadways and new sidewalk/bikepath. The pathway would be 8 feet wide for a majority of the distance. Later phases would continue the pathway to the little league fields and connect the entrance/exit to the high school. Funding articles need to be researched to determine if all funds can be used for construction of the pathway.

Public outreach and a presentation with the Selectman will occur before the project goes out to bid. The Mariner will be contacted to make the public aware of this meeting. Other town boards will be notified. The committee will discuss appropriating funds for a grant writer to research and apply for additional funding.

Public Hearing: 164 Tiffany Road Scenic Road

Member Turner read the public hearing notice. The applicant is requesting a scenic road hearing to remove a tree and alter a stone wall in order to move a driveway. The existing driveway will be removed and stones from the new opening will be used to close the original opening. This alteration will improve safety on Tiffany Road.

Member Jones made a motion to approve the scenic road alteration with the conditions outlined indentified in the draft report. The motion was affirmed by a vote of 5-0.

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

ANR 251 Mount Blue Street

Member Cafferty made a motion to accept the ANR application and start the 21 day deadline for decision. The motion was affirmed by a vote of 5-0.

Public Hearing: Harvest Place Subdivision

Member Turner read the public hearing notice.

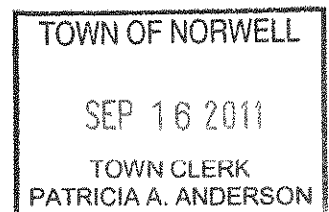
Discussion ensued regarding material submission deadlines. The town consultant has two weeks to review materials and the Planning Board should have a week to review the town consultant's written review. Materials for review shall be submitted 3 weeks in advance.

The applicant submitted revised plans dated 8/24/11. Since the waiver request relates to this set of plans the waiver request will not be voted on until at least the Planning Board meeting on 9/14/11.

Paul Mirabito explained some components of the new plan and some of the waivers the applicant is requesting. The plan shows a roadway length of 335 feet with rain gardens along Circuit Street. The basin on parcel B has a 4:1 slope and a waiver request for a 3:1 slope is being made as well as for the granite curbing, roadway slope and site distance.

The applicant submitted a written request for continuance until 9/14/11.

Waivers will be discussed at the next meeting as they relate to the 8/24/11 plans submitted.



Revised drainage calculations will be forwarded to staff and the town consultant.

Member Jones made a motion to approve the request for continuance to 9/14/11 at 8:00 pm. The motion was affirmed by a vote of 5-0.

George Road/Private Road Determination Policy

Attending the meeting were abutters to George Road, Robert and Karen Halloran and Jeff Smeed.

The Planning Board has been advised by counsel not to make a determination on access rights to a private road. The issue is a civil issue between private property owners.

The Private Road Determination Policy has expired and the board began discussions to determine what/if any Private Way Determination Policy should be in effect. This policy would give specifications for improving private roadways in anticipation for an ANR application. The expired policy states that the roadway, if built to the minimum standards outlined, would not be eligible to become a private road in the view of the Planning Board. The policy does not include any provisions for peer review or an application process. Any policy should ensure safe access, provide adequate access for emergency vehicles and that appropriate drainage infrastructure is constructed.


The difference between a new subdivision and a private roadway was explained to the abutters on George Road. A new subdivision consists of a new roadway where a private road existed prior to the subdivision control law and is on the town map in 1972. Parties with interest in these roads have the right to improve these roadways and continue their operation. What standards should be applied to these roadways to determine adequate width, grade and construction for ANR plans needs to be determined by the Planning Board.

Staff will contact other towns to find out what standards they have set.

ADJOURNMENT:

At 9:30 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 September 14, 2011.


Sally Turner, Clerk

