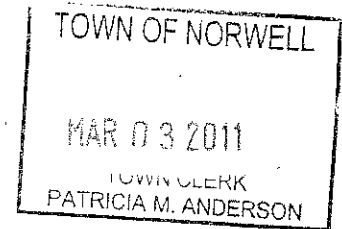


PLANNING BOARD
TOWN OF NORWELL

Post Office Box 295
Norwell, Massachusetts 02061
(781) 659-0021



**Norwell Planning Board Meeting Minutes
February 9, 2011**

The meeting was called to order at approximately 7 p.m. Present were Board Members Karen A. Joseph, Sally I. Turner, Margaret Etzel, Kevin Cafferty (late arrival) and Kevin Jones (late arrival). The meeting was held in the Planning Office.

Discussion: Draft Agenda

Member Etzel made a motion to accept the agenda. The motion was affirmed by a vote of 3-0 with Member Jones and Member Cafferty absent.

Discussion: Minutes

Member Turner made a motion to accept the minutes. The motion was affirmed by a vote of 3-0 with Member Jones and Member Cafferty absent.

Discussion: Bills

John Chessia: Wildcat OSRD review–invoice #705 dated 2/1/11- \$1,940.00

Member Etzel made a motion to pay the invoice. The motion was affirmed by a vote of 3-0 with Member Jones and Member Cafferty absent. Remaining Wildcat account after this invoice deducted: \$3,541.93.

Discussion: Accounting Procedures

The Accounting Department has notified the Member Joseph that the Board must sign the Town Planner's weekly timesheet unless the Board votes to allow the Planner to sign. Each year after town elections this will need to be voted on. Member Cafferty made a motion to give the Planner the authority to sign his timesheets. The motion was affirmed by a vote of 3-2 with Karen Joseph and Sally Turner voting in the negative.

Discussion: ANR 33 Lincoln Street

Darren Grady and Dave Seone appeared before the Board. Dave Seone stated that the owner of the property was hesitant at first to divide the property at 33 Lincoln into three parcels in an effort to explain the recently approved two lot ANR on the property. This proposal further divides the property into an additional lot (for a total of 3).

The Board noted that the 50' setback dimensions were not consistent between this plan and the previously approved plan. The applicant stated that this was because of where the measurement was taken off the stone wall and this will be investigated further to determine which plan was incorrect.

If approved, the applicant stated that the driveway for the existing building would need to be relocated to access the lot through its frontage and no easements would be necessary.

The plan is unclear regarding what area is being divided as the lot area calculation is for the entire property at 33 Lincoln Street. Since "lot 2" has been previously divided from 33 Lincoln Street, the remaining acreage is what is being divided. Also, the ownership of "lot 2" needs to be indicated on the plan. Whoever the owner was on January 1st needs to be indicated on the plan set. In addition, Mass Grid coordinates are not indicated on the new property boundary.

Member Cafferty made a motion that the ANR does not meet the requirements under the Planning Board Rules and Regulations. The motion was affirmed by a vote of 5-0.

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

Member Jones made a motion to waive the fee for a submission of a revised ANR proposal that is substantially the same and filed within 90 days. The motion was affirmed by a vote of 5-0.

Discussion: Cowings Cove

Eugene Mattie has requested all lots be released for Cowings Cove. Copies of the recorded Deed and Agreement for the Maxwell Trust land conveyance have been submitted to the Planning Office. The Lenders Agreement on file with Planning is good until January 24, 2012 however, the Board would like to see this agreement extended before full lot release. Before the next meeting staff will contact John Chessia for a memo drafted in regards to the interim as built plans and the conditions of the drainage basins. The Board requested an update on the expiration date of the subdivision.

The proposed 16' x 6' pedestrian bridge was discussed. It is proposed in the right-of-way so a maintenance easement would be necessary if the town accepted the street for the homeowners to maintain it. This could lead to street acceptance issues. Also, issues could arise regarding snow plowing and emergency vehicle access and the Board agreed that it would not be in favor of this structure.

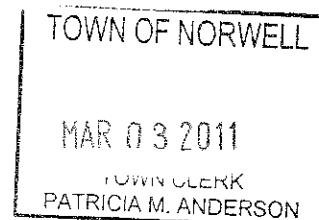
Discussion: Forest Ridge

The Board instructed staff to inform Attorney Galvin of their agreement with his February 9, 2011 email to David Burr as EBSB to require either the payment of funds or an extension of the lenders agreement until the funds are deposited.

Discussion: Wildcat Hill

Legal documents have been submitted and will be distributed to the Board for review. A new surety covenant has been submitted with the revised dates of the legal documents.

Discussion: Laurelwood Street Acceptance



Materials have been submitted to the Board for review. The Board must make a recommendation in 45 days (March 25th) John Chessia will review the materials and submit a report.

Discussion: ANR 325 Mount Blue

The Applicant is CPC, however the \$300 fee will not be waived. Member Jones made a motion to accept the ANR. The motion was affirmed by a vote of 5-0.

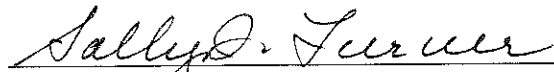
Discussion: Zoning By-Law Review

Karen Joseph recused herself from the discussion. The Business A setback was discussed. The proposed setback was changed from a 10 foot minimum to 15 foot setback.

ADJOURNMENT:

At 11:00 p.m., Member Jones moved that the Board adjourn. The motion was approved by a vote of 4-0 with Karen Joseph absent.

I certify that the above minutes were reviewed and approved by the majority vote by the Planning Board on March 2, 2011.


Sally Turner, Clerk

