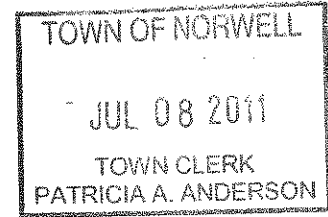


PLANNING BOARD  
**TOWN OF NORWELL**

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



**Norwell Planning Board Meeting Minutes  
June 8, 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 Cafferty made a motion to accept the agenda. The motion was affirmed by a vote of 4-0. (Member Turner was absent)

**Discussion: May 18, 2011 minutes**

Member Jones made a motion to approve the minutes. The motion was affirmed by a vote of 3-0. (Member Turner was absent and Member Davis was not present at 5/18 meeting)

**Discussion: ANR – 131 Jacobs Lane**

Member Jones moved to accept the staff recommendations for findings B through X. A vote of 4-0 affirmed the motion. (Member Turner was absent)

Member Jones moved to find that the plan was consistent with the regulations and approve the ANR plan. A vote of 4-0 affirmed the motion. (Member Turner was absent)

**Public Hearing: 33 Lincoln Street Scenic Road**

Kevin Grady and Dave Seone appeared before the Board. The applicant is proposing to remove one driveway and construct two driveways (one for the existing house at 33 Lincoln and one for the new lot 2A recently created by ANR). This provides access for both lots off their own frontage. Staff will notify the building inspector that both driveways need to be constructed before building permits are issued.

Member Jones made a motion to approve the application with the conditions in the staff report. The motion was affirmed by a vote of 4-0. (Member Turner was absent)

**Interviews: New Pathway Committee members.**

The Committee has two vacant positions. Interviews of Patrick Campbell, Patrick Palzkill and Ken Cadman were conducted.

Member Jones made a motion to appoint Ken Cadman. The motion was affirmed by a vote of 4-0. (Member Turner was absent)

Member Jones made a motion to appoint Paul Palzkill. The motion was affirmed by a vote of 4-0. (Member Turner was absent)

**Discussion: Comprehensive Study for Norwell Center**

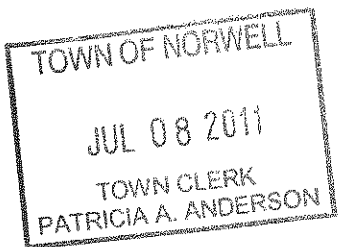
The Board met with approximately 15 residents interested in the Town Center. After a brief presentation of the existing conditions there was a discussion of the issues in the area. The number of parking spaces was not identified as a significant problem and the group wanted to see impervious coverage calculations for other towns with small town centers. The on-street parking layout in front of Shields is a problem area mostly due to the speed at which vehicles travel through the center. The speed is a major problem for the area and dramatically alters the environment and pedestrian potential of the center. Parking requirements for business could potentially be relaxed if the municipal parking lot is improved and more integrated into the area visually and physically. The group would also like to see where the potential exists for additional on-street parking.

A mixed of uses within a building were generally thought to be good option for future development. Elderly housing should be provided. Design of buildings is important to creating a successful area and any future zoning should require design review.

The presentation was emailed to the group. A future meeting will be scheduled but there is no specific date set.

**Public Hearing: Harvest Place Subdivision**

Paul Mirabito appeared on behalf of the applicant. The most significant issue to decide at this point is whether retaining walls are allowed as exterior walls on drainage basins. Paul Mirabito submitted a document dated 6/1/11 arguing that the outside wall of the basin is not a component of the basin itself. John Chessia has stated that he was involved with the writing of the regulation and that the intent was that both sides of the basin were to be constructed at a 4:1 slope. Mass DEP designs for extended basins shows embankments on both sides of a basin and, though retaining walls could technically function correctly, a basin with a retaining wall would be appropriate only in an urban environment. Other issues with a retaining wall basin would include the maintenance of the structure and



the safety of having a high wall in a wooded area. The Board has interpreted that the Rules and Regulations require a 4:1 embankment/slope on both sides of the basin. A waiver would not be granted.

Member Turner made a motion to approve a requested extension of the date for action on the subdivision proposal from June 30, 2011 to August 26, 2011. The motion was affirmed by a vote of 4-0. (Member Cafferty was absent)

Member Turner made a motion to continue the public hearing on the subdivision proposal until August 24, 2011 at 8:00 p.m. The motion was affirmed by a vote of 4-0. (Member Cafferty was absent)

Member Turner made a motion to approve a requested extension of the date for action on the scenic road hearing to August 26, 2011. The motion was affirmed by a vote of 4-0. (Member Cafferty was absent)

Member Turner made a motion to continue the public hearing for the scenic road hearing until August 24, 2011 at 8:00 p.m. The motion was affirmed by a vote of 4-0. (Member Cafferty was absent)

**Discussion: ANR - 367 Circuit Street**

Member Jones moved to accept the staff recommendations for findings B through X. A vote of 4-0 affirmed the motion. (Member Cafferty was absent)

Member Jones moved to find that the plan was consistent with the regulations and approve the ANR plan. A vote of 4-0 affirmed the motion. (Member Cafferty was absent)

**Discussion: ANR**

Member Jones moved to accept an ANR application for 589 Main Street. A vote of 4-0 affirmed the motion. (Member Cafferty was absent)

Member Jones moved to accept an ANR application for 676 River Street. A vote of 4-0 affirmed the motion. (Member Cafferty was absent)

**ADJOURNMENT:**

At 10:00 p.m., Member Jones moved that the Board adjourn. The motion was approved by a vote of 4-0 with Member Cafferty absent.

I certify that the above minutes were reviewed and approved by the majority vote by the Planning Board on June 22, 2011.

  
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Sally Turner, Clerk

