

PLANNING BOARD
TOWN OF NORWELL

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

**Norwell Planning Board Meeting Minutes
March 2, 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 and Kevin Jones. The meeting was held in the Planning Office.

Discussion: Draft Agenda

Member Caferty made a motion to accept the agenda. The motion was affirmed by a vote of 4-0 with Member Jones absent.

Discussion: February 9, 2011 Minutes

Member Cafferty made a motion to accept the 2/9/11 minutes. The motion was affirmed by a vote of 5-0.

Discussion: ANR: 325 Mount Blue Street

Member Turner recused herself.

This is a CPC application. The property is being divided into a lot with an existing building and an approximately 7 acre non-buildable parcel that would be sold to the Town. There are issues with the abutters indicated on the plan, it was not specifically indicated that a ground survey was performed, and there was no trustee authorization.

Member Jones 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 4-0.

Member Jones made a motion to deny the ANR. The motion was affirmed by a vote of 4-0.

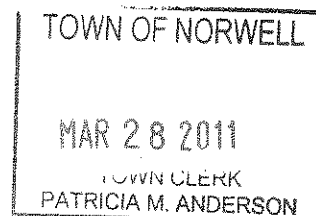
Discussion: ANR: 33 Lincoln Street

This is a further division of the property at 33 Lincoln Street. A prior ANR was approved by the Board in November 2010 for "lot 2". The existing driveway for the structure at 33 Lincoln Street will need to be moved if/when this property is sold.

Member Cafferty moved to accept the staff recommendations for findings B through X. A vote of 5-0 affirmed the motion.

Member Jones moved to find that the plan was consistent with the regulations and approve the ANR plan. A vote of 5-0 affirmed the motion.

Discussion: Cowings Cove Lot Release



The applicant is requesting lot releases on the remaining 4 lots of the subdivision (1, 2, 3 and 5). The applicant has submitted the Form E-5 for the release of the remaining lots from the Subdivision Covenant. These lots were being held due to an issue with the conservation parcel conveyance with Maxwell Trust. The Board previously approved a modification to condition 43 of the certificate of vote, which was requested by the Maxwell Land Trust. The land was subsequently conveyed and the deed and agreement have been recorded.

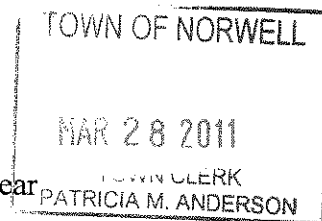
It was requested at the Planning Board meeting of February 9, 2011 that the applicant extend the lenders agreement which expires on January 24, 2012. The applicant has submitted a new lenders agreement which is consistent with the previous lenders agreement and would remain in effect until 1/31/2014.

Member Jones made a motion to accept the new lenders agreement. A vote of 5-0 affirmed the motion.

Member Jones made a motion to release the remaining lots from the subdivision covenant. A vote of 5-0 affirmed the motion.

Discussion: Cowings Cove Permit Extension

The applicant is requesting an extension of the subdivision which, with the two year permit extension act, would expire on 1/24/2012



Member Jones made a motion to grant an extension of the subdivision approval to 1/31/2014 to coincide with the lenders agreement. A vote of 5-0 affirmed the motion.

Discussion: Sustainable Communities

The Board agreed that the town should become a member of the consortium led by MAPC which is working toward the implementation of MetroFuture, MAPC's adopted regional plan. Member Cafferty made a motion to join consortium. A vote of 5-0 affirmed the motion.

Discussion: Forest Ridge Update

The town has demanded and received the \$74,000 guaranteed in the lenders agreement from the bank for unmet obligations by the developer. The funds have been placed in an individual account. The developer may complete the remaining work and ask the town to release to funds as the funds are to act as a cash surety.

Discussion: Wildcat Update

All required documents were recorded except the conservation restriction, which still needs approval from the Selectman, Con Com and the State Secretary of Environmental Affairs. Once the Selectman and Con Com sign, the document will be returned to A.W. Perry and they will be responsible to get state approval and record the document.

Discussion: Laurelwood Street Acceptance

The Selectman have signed the acceptance of 11-069 (the conservation lot), Bob Galvin is recording the document. John Chessia has not been able to make recommendations

regarding the street acceptance due to the snow cover currently at the site. When the area is clear he will tour the site and submit his report to the Board. The Board questioned the easement language in the application and requested that Bob Galvin specifically comment on this.

Discussion: Zoning By-law Review

The Board discussed the proposed Business A zoning proposal with John Joseph. Staff had contacted other owners and interested parties that had been involved with the town center in the past to discuss the by-law proposals before the public hearing on March 23, 2011.

Discussion: Board Member Committee Representation Report

Pathways: The Board wants an update from the committee before the NOI is filed.

AHT: There has been discussion of combining the Trust with the Affordable Housing Partnership. The potential composition of the single Board may not include members from the Water Department and Con Com as is currently the situation as their expertise is not necessarily needed on a constant basis.

The state does not have anything listed in its affordable housing inventory for the 339 Washington Street 40B project. Units will not be included on the inventory until the whole project is completed.

ADJOURNMENT:

At 9:00 p.m., Member Jones moved that the Board adjourn. The motion was approved by a vote of 5-0. This was Chair Karen Joseph's last meeting.

I certify that the above minutes were reviewed and approved by the majority vote by the Planning Board on March 23, 2011.


Sally Turner, Clerk

