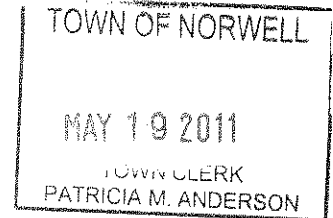


PLANNING BOARD
TOWN OF NORWELL

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



**Norwell Planning Board Meeting Minutes
March 23, 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: Board reorganization

Member Turner made a motion to elect Member Etzel Planning Board Chair. The motion was affirmed by a vote of 5-0.

Member Turner made a motion to elect Member Jones Planning Board Vice Chair. The motion was affirmed by a vote of 5-0.

Member Jones made a motion to elect Member Turner Clerk. The motion was affirmed by a vote of 5-0.

Member Cafferty made a motion to elect Member Davis Alternate Clerk. The motion was affirmed by a vote of 5-0.

Discussion: Draft Agenda

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

Discussion: March 2, 2011 Minutes

Member Cafferty made a motion to accept the 3/2/11 minutes as revised. The motion was affirmed by a vote of 4-0 with Member Davis abstaining.

Discussion: Bills

11/24/10 Invoice: 156608 Instant Sign Center: \$36.25

2/28/11 Invoice: 29375 Horsley Witten: \$982.50

1/31/11 Invoice: 29258 Horsley Witten: \$1007.50

Plymouth County Registry of Deeds: \$76.00

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

Discussion: Laurelwood Street Acceptance

PB recommendation to Selectmen due by 3/25 (45 days from submission). Bob Galvin asked Steven Guard, the attorney for the Laurelwood Utility Trust to replace the "Street

and Way Easement” with a quitclaim deed. The deed was signed by William Simeone and has been delivered to the town upon condition that the acceptance article is approved at town meeting. The remaining issues with the roadway acceptance have been identified in the draft report.

The Town would be responsible for maintaining the drains in the street and the homeowners would be responsible for maintaining the basins and sewer components. Steven Guard and Anthony Barros appeared for the homeowners. The recommendations for remaining work to be completed prior to the Selectmen’s public hearing were explained to the applicant. The town’s engineering consultant will inspect the subdivision and report to the Planning Board and Selectman prior to the hearing.

Remaining surety of approximately \$8,000 was discussed. The applicant is requesting that these funds are released to them for the remaining work for street acceptance. The developer needs to request release of the funds and could potentially give the funds to the Trust or the Planning Board could make a demand on the remaining funds. Attorney Galvin will be contacted to discuss options.

Member Cafferty made a motion to recommend acceptance of the street if the work outlined in the report to the Selectman was completed. The motion was affirmed by a vote of 5-0.

Discussion: ANR: 325 Mount Blue Street

Member Turner recused herself.

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

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

Public Hearing: OSRD by-law change

PB required to hold public hearing by 4/22.

Member Turner read the Notice. There was no one in attendance from the public.

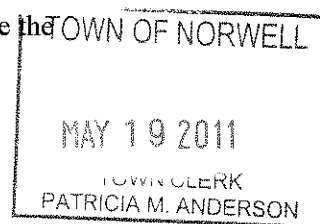
Member Jones moved that the rezoning proposal proceed to town meeting as written. A vote of 5-0 affirmed the motion.

Public Hearing: Business A by-law change.

PB required to hold public hearing by 4/22.

Member Turner read the Notice. There were three members of the public in attendance.

The proposal was explained to the public in attendance. Parking would be prohibited in the front yard setback. Non-conforming structures that requested a modification or alteration under ZBL 1642 would not be required to seek additional zoning relief to conform to this parking restriction in order to obtain approval. All existing parking would be grandfathered. Attorney Galvin will be asked to further comment on this.



Member Jones moved that the rezoning proposal proceed to town meeting as written if Attorney Galvin is in agreement with regards to the parking. A vote of 4-1 affirmed the motion with member Turner voting against.

Discussion: Wildcat Street Names and Update

Rich Beal appeared as the applicant. NYPDES plans are being finalized and submitted. SLT will be the site contractor and MEG will soon be staking out areas to be cut for sightlines. Due to difficult weather conditions this winter, restriping Wildcat Lane as required by condition #53 has not occurred. This was required to occur before the pre-construction meeting. The Board agreed to allow the applicant to hold the pre-construction meeting prior to re-striping. The applicant is expecting bridge approval from DOT by the end of March.

Regarding street names, two proposed names were identical to street names in Hanover less than a mile away and proposed Wildcat Hill Lane is similar to Wildcat Lane. The Board believes the potential exists for confusion in emergency situations and discussed alternative names. Alternative names included: Highfield Lane, Bayberry Lane, Lot Phillips Lane and Summit Drive. The Board requested input from the Historic Commission and Staff will contact the applicant with approved names.

Discussion: Board Member Committee Representation Report

Pathways Committee: Kevin Cafferty has been elected chair of the committee. The proposed path through the Highway Barn mitigation area will be changed so that it does not intersect with the proposed mitigation. Also, Horsely Witten has proposed using helical piles to support the pathway instead on concrete footings. This would reduce the environmental impacts and speed construction. The redesign would require a change order, which includes borings in specific areas to ensure the helical piles would work with the existing soils.

ADJOURNMENT:

At 10:00 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 April 13, 2011.


Sally Turner, Clerk

