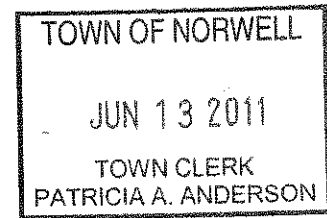


PLANNING BOARD  
**TOWN OF NORWELL**

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



**Norwell Planning Board Meeting Minutes  
May 18, 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. Ian Davis was absent. The meeting was held in the Planning Office.

**Discussion: Draft Agenda**

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

**Discussion: April 13, 2011 Minutes**

Member Cafferty made a motion to approve the minutes. The motion was affirmed by a vote of 4-0.

**April 27, 2011 Minutes**

Member Cafferty made a motion to approve the minutes. The motion was affirmed by a vote of 4-0.

**Discussion: Bills**

Chessia Consulting: Laurelwood: \$119.00  
Chessia Consulting: Harvest Place: \$332.50  
David Osborne: Instant Sign Reimbursement: \$36.25  
Change Order Horsley Witten: \$13,580.00

Member Cafferty made a motion to approve the bills and the change order. The motion was affirmed by a vote of 4-0.

**Discussion: Chapter 91: 80 Old Meeting House Lane**

A letter has been drafted to DEP stating that the Planning Board has no comments on the proposal.

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

**Discussion: Genevive Iwaniki Internship**

Genevive will be working one or two days a week and will help research what other towns have been doing relative to developing and encouraging economic activity. Also, she will look at other small, pedestrian friendly town centers and report on what zoning regulations are currently in place and how successful they have been in achieving their goal. She may be involved with some onsite research and identify any grants available for studying or implementing any changes we determine to be appropriate for

the center. Staff will inquire with the town administrator regarding insurance coverage and draft a formal letter for Genevive's parents to sign.

**Discussion: Wildcat Update**

Rich Beal and Jay Gallagher represented the applicant.

Regarding condition 47: The applicant will be delineating the construction boundaries based on the phasing plan boundaries indicated in the construction plans. This will protect the open space areas and limit clearing of the lots until lots are released and staff has approved the clearing to take place.

Regarding condition 48: The building inspector will issue a building permit for the WWTP once he gets lot approval from the Planning Board. Staff will draft a letter to the building inspector that the WWTP is on open space and therefore no lot release is necessary in order to grant the building permit.

Regarding condition 51: The Board determined that temporary street signs are acceptable to use until the permanent signs are manufactured.

Member Cafferty made a motion to approve the name of Roadway D to Lot Philips Drive. The motion was affirmed by a vote of 4-0.

Regarding condition 52: The Department of Highways Director will decide at the pre-construction meeting what additional signage needs to be installed.

Regarding condition 53: The Department of Highways Director will decide at the pre-construction meeting when the striping should be completed.

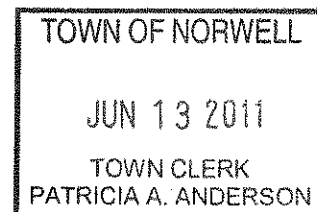
Regarding condition 54: The Board feels that the note on the plans that indicate that tree and construction debris would be mulched or removed off-site is adequate to address this condition.

Regarding condition 56: Staff will review to make sure this is complete before pre-construction.

The pre-construction meeting will be scheduled at the earliest time available.

**Discussion: ANR: 367 Circuit Street**

Member Turner made a motion to accept the submission of the ANR. The motion was affirmed by a vote of 4-0.



**Discussion: ANR: 131 Jacobs Lane**

Staff will discuss frontage access issue with the Building Inspector. Member Turner made a motion to accept the submission of the ANR. The motion was affirmed by a vote of 4-0.

**Discussion: Comprehensive Study for Norwell Center**

The Board discussed what format should be used to involve the community in the process of rezoning the center. It was determined that a task force or working group that would meet somewhat regularly would be created. Staff will draft a news story to run in the Norwell Mariner to invite the public to an initial meeting for the rezoning study at the Planning Board meeting on June 8. Specific individuals known to be interested in the town center from past projects would be contacted directly.

**Discussion: Board Member Committee Representation Report**

**Pathways:** Staff will contact Attorney Galvin on the status of the AW Perry parcel. Interviews will be set up at the next Planning Board meeting for two open positions on the committee. The Board requested that the Pathways Committee formally present the project to the Board at an upcoming meeting.

**Discussion: Harvest Place Site Walk**

The site walk on 5/21 has been cancelled. Staff will reschedule.

**ADJOURNMENT:**

At 9:40 p.m., Member Jones moved that the Board adjourn. The motion was approved by a vote of 4-0.

I certify that the above minutes were reviewed and approved by the majority vote by the Planning Board on June 8, 2011.

  
Sally Turner, Clerk

