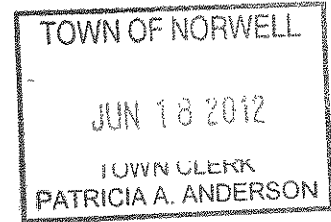


PLANNING BOARD  
**TOWN OF NORWELL**

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



**Norwell Planning Board Meeting Minutes  
April 11, 2012**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Margaret Etzel, Ken Cadman and Kevin Cafferty. Sally I. Turner and Kevin Jones arrived at 7:10. The meeting was held in the Planning Office.

**Draft Agenda**

*Member Jones moved that the Board approve the draft agenda. The motion was approved by a vote of 5-0.*

**Bills**

Chessia Consulting: Harvest Place (Invoice 869): \$1501.25  
Chessia Consulting: Wildcat OSRD (Invoice 870): \$432.50  
Chessia Consulting: 141 Longwater Site Plan Review (Invoice 874): \$57.50  
Chessia Consulting: Barrel Lane (Invoice 878): \$638.50  
WB Mason: (Invoice 104400725): \$11.06  
Patriot Ledger: (Invoice PL00127359): \$1503.42

*Member Cafferty moved that the Board approve the bills. The motion was approved by a vote of 5-0.*

**Minutes: February 29, 2012; March 5, 2012; March 14, 2012**

*Member Jones moved that the Board approve the 2/29 and 3/14 minutes. The motion was approved by a vote of 5-0.*

*Member Jones moved that the Board approve the 3/5 minutes as amended. The motion was approved by a vote of 4-0 with member Cafferty abstaining.*

**495 Washington Street Site Plan Review**

Member Turner recused herself.

Brenden Sullivan of Cavanaro Consulting and architect, Fred Clark, presented their proposal for a 4500 net square foot, 3 unit commercial building at 495 Washington Street across from Stop and Shop. The existing building would be demolished in order to construct this building. The Historic Preservation Commission found that the project is not historically significant. The Board of Health has approved the proposed septic

system. The location of the parking in front of the building is the only feasible location due to the amount of fill that would be required to place the parking in the rear of the lot. A rendering of the retaining wall and guardrail along the right property line will be submitted by the applicant.

**Public Hearing: Harvest Place Definitive Subdivision**

The Board discussed the draft certificate of vote. No easement will be required under 7.A.5 to provide potential access to the town property abutting the development since the town property has frontage on Circuit Street.

The width of the roadway and the sidewalk was discussed. The property is located in the aquifer protection district and limiting the amount of impervious surface coverage is a public benefit.

The applicant has offered a contribution of \$12,500 to the Pedestrian Enhancement Fund in lieu of constructing a sidewalk on the right side of the roadway. The sidewalk on the left side of the roadway will remain.

*Member Cafferty moved that the Board approve a waiver from the requirements of 7.A.4 allowing the width of the roadway to be 22 feet wide and for a single sidewalk on the left side of the roadway. The motion was approved by a vote of 3-1 with Member Jones voting against.*

*Member Cafferty moved to close the public hearing. The motion was approved 3-1 with Member Jones voting against.*

**Public Hearing: 296 Circuit Street Scenic Road**

*Member Cafferty moved to approve the Applicant's request to continue the public hearing until 4/25. The motion was approved 4-0.*

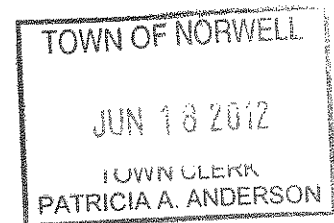
**Birchwood Lane ANR**

*Member Cafferty moved that the Planning Board accept the ANR proposal. The motion was approved 5-0.*

**Barrel Lane Lot Releases**

John Chessia is working on the list of remaining items to be addressed for completion of the subdivision. This will include removing gravel and reconstruction of the sidewalk which had not been inspected prior to installation.

Condition 20 of the certificate of vote allows the Planning Board to select an engineering firm to conduct an additional as-built plan of the basin, to be paid for by the applicant, in addition to the applicant's submission.



*Member Jones moved to hire an engineering firm to produce an as-built of the basin.  
The motion was approved 5-0.*

**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 May 16, 2012.

*Sally D. Turner*  
\_\_\_\_\_  
Sally Turner, Clerk

