

PLANNING BOARD  
TOWN OF NORWELL

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



**Norwell Planning Board Meeting Minutes  
August 1, 2012**

The meeting was called to order at approximately 5:00 p.m. at the Bay Path Lane Cul-de-sac. Present were Board Members Sally I. Turner, Kevin Cafferty and Kevin Jones. At 6:30 p.m. the meeting then was moved to the Planning Office where Margaret Etzel and Ken Cadman joined the meeting.

**Draft Agenda**

*Member Cafferty moved that the Board approve the draft agenda. The motion was approved by a vote of 3-0. Member Etzel and Member Cadman arrived after this vote.*

**Minutes**

**June 27, 2012:** *Member Cafferty moved that the Board approve the 6/27/12 minutes. The motion was approved by a vote of 3-0. Member Etzel and Member Cadman arrived after this vote.*

**June 13, 2012:** *Member Cafferty moved that the Board approve the 6/27/12 minutes. The motion was approved by a vote of 4-0. Member Etzel arrived after this vote.*

**Bills**

Horsley Witten Group (#31388): \$1378.60

Tibbets Engineering (#58073): \$4,700.00

*Member Cafferty moved that that the Board pay the bills. The motion was approved by a vote of 4-0.*

**ANR 122 Mount Blue Street**

June 29, 2012 Plan

*Member Jones moved that findings L, N & O were not satisfied. The motion was affirmed by a vote of 4-0 with Member Cadman abstaining.*

*Member Jones moved to find that the plan was not consistent with the regulations and to deny the ANR plan. The motion was affirmed by a vote of 4-0 with Member Cadman abstaining.*

August 1, 2012 Plan

*Member Cafferty moved to accept the plan. The motion was affirmed by a vote of 5-0.*

*Member Jones moved to accept the staff recommendations for findings B through X. The motion was affirmed by a vote of 5-0.*

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

#### **495 Washington Street**

The Board will provide a supplemental site plan report to ZBA detailing the findings and conditions that should be incorporated into the final decision based on the revised plans of 6/29/12. These conditions include the elimination of one of the vehicle entrances and a loading ramp to decrease impervious surfaces, improve pedestrian circulation and eliminate the need for the 5 foot retaining wall.

*Member Jones moved to forward the supplemental site plan report to the ZBA which included seven (7) conditions. The motion was approved by a vote of 4-0, with Member Turner abstaining.*

#### **Harvest Place**

The applicant's attorney had submitted the legal documents to the Planning Department. Town Counsel Galvin has reviewed and approved the language in the documents.

#### Declaration of Reserved Easement

*Member Cafferty moved to approve the document. The motion was approved by a vote of 5-0.*

#### Covenants

*Member Cafferty moved to approve the document. The motion was approved by a vote of 5-0.*

#### Quitclaim Deed

*Member Cafferty moved to approve the document. The motion was approved by a vote of 5-0.*

#### Declaration of Trust – Harvest Place Homeowners Trust

*Member Cafferty moved to approve the document. The motion was approved by a vote of 5-0.*

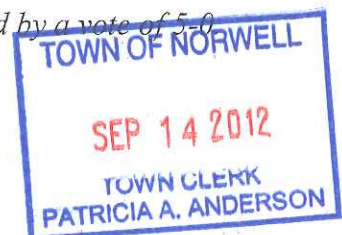
#### Surety Covenant

*Member Cafferty moved to approve the document. The motion was approved by a vote of 5-0.*

#### **ANR 99 Jacobs Lane**

*Member Cafferty moved to accept the plan. The motion was affirmed by a vote of 5-0.*

**ADJOURNMENT:**



*At 9:00 p.m., Member Cafferty 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 September 5, 2012.

  
Sally Turner, Clerk

