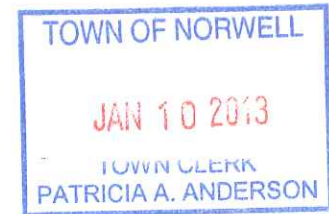


PLANNING BOARD
TOWN OF NORWELL

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



**Norwell Planning Board Meeting Minutes
December 12, 2012**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Margaret Etzel, Ken Cadman, Kevin Jones and Sally I. Turner. Kevin Cafferty was absent. 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 4-0.

10/24, 11/7, 11/28 Minutes

Member Jones moved that the Board approve the minutes. The motion was approved by a vote of 4-0.

ANR – First Parish Road 4C-11-83

Member Jones moved that the findings under items C-K, M-Q and S-X were satisfied. The motion was approved by a vote of 4-0.

Member Jones moved that the findings under items B, C and R were not satisfied. The motion was approved by a vote of 4-0.

Member Jones moved that the requirement under finding A was not satisfied and to deny the ANR proposal. The motion was approved by a vote of 4-0.

ANR – River Street 27A-72-22

ANR – 435 River Street

The two ANR proposals work in conjunction to create a new lot.

Abutters, Pattie and Peter Hainer, challenged the boundary they share with the subject property due to the location of a boundary stake placed along their driveway. As the board has an additional 7 days to vote on the proposal, the board would like to allow the abutter the extra time to do any work to support their assertion and hold a meeting on December 19th.

Member Jones moved to postpone the vote until a meeting to be held on 12/19/12 at 6:45. The motion was approved by a vote of 4-0.

22 Longwater Drive Site Plan Review - Ziljian

The applicant presented the project to the board. The proposal included two additions of a combined approximately 11,500 square feet of performance and office space. Twelve new positions would be created with this addition. A site plan review is required and a potential special permit for relief from parking requirements may be necessary.

The board's engineering consultant will review the proposal and report to the board.

Budget

The 2014 budget to be presented to the advisory board is consistent with the 2013 budget request.

Member Jones moved to approve the budget. The budget was approved 4-0.

ADJOURNMENT

At 10:00 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 January 9, 2013.


Sally Turner, Clerk

