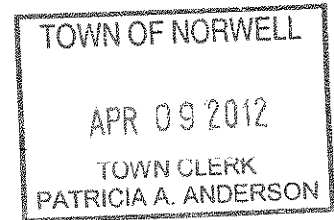


PLANNING BOARD
TOWN OF NORWELL

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



**Norwell Planning Board Meeting Minutes
February 15, 2012**

The meeting was called to order at approximately 6:45 p.m. Present were Board Members Margaret Etzel, Sally I. Turner, Ken Cadman and Kevin Jones. Kevin Cafferty was absent. The meeting was held in the Planning Office.

Discussion: Draft Agenda

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

Discussion: ANR 224 Main Street

Member Jones made a motion to waive the \$300 fee. The motion was affirmed by a vote of 4-0.

Member Jones moved to accept the staff recommendations for findings B through X. The motion was affirmed by a vote of 4-0.

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 4-0.

Discussion: Stormwater Zoning By-Law Revisions

The Town (Planning, Conservation, Buildings and Highways) has been working with Carter Fahy of Environmental Partners to come up with a strategy for updating the town's stormwater regulations in order to comply with 2003 and 2011 EPA requirements for both construction/erosion control and post-construction stormwater management.

Mr. Fahy has drafted a stormwater bylaw that he recommends be incorporated into the zoning bylaws as it would be a general regulation that applies to all uses and locations. The Planning Board would be the regulating force after consultant review for controlling discharges into the municipal stormwater system (where it exists). This bylaw would not apply to projects already going through a review process (i.e., Order of Conditions, Site Plan Review, Special Permit/Variance or Subdivision Plan as stormwater management is already covered through those approvals). This bylaw would only apply to by-right projects that disturb more than an acre of land and discharge into the municipal system.

The current town stormwater regulations are not coordinated and during a second phase all the various regulations would be brought together in a comprehensive regulation, but at this point this regulation should be approved to address the EPA requirements.

The Board wants revisions to the proposal which include the requirement that other Boards comment on the proposal and the 21 days notice is given to residents.

Member Jones made a motion to recommend that the Board support the by-law as revised. The motion was affirmed by a vote of 4-0.

Discussion: Town Center Overlay District

The Board discussed the proposal and ideas regarding setbacks of buildings, locations and designs of loading areas, building heights and the design guidelines.

Public Hearing: 246 Prospect Street Scenic Road

Member Turner read the notice into the record. Applicant, John Hornstra, appeared before the board and stated that the purpose of his application to change the opening of the wall and driveway was to make the driveway more accessible and safer by making the angle of the driveway more perpendicular.

The Board had issues with the plan as presented because it lacked dimensions of the existing and proposed driveway and stone wall openings. The by-law restricts driveway openings to 18'. The Board was also concerned with the safety of vehicles traveling on Prospect Street and whether trucks would be in conflict with oncoming traffic. Truck turning radii should be shown on the plans.

Member Jones made a motion to approve the applicants request to continue the public hearing to February 29, 2012 at 7:15 p.m. The motion was affirmed by a vote of 4-0.

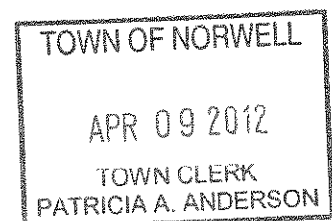
Public Hearing: 296 Circuit Street (Harvest Place) Scenic Road

Member Jones made a motion to approve the applicants request to continue the public hearing to February 29, 2012 at 8:30 p.m. The motion was affirmed by a vote of 4-0.

Public Hearing: Harvest Place Definitive Subdivision

Member Jones made a motion to approve the applicants request to continue the public hearing to February 29, 2012 at 8:35 p.m. The motion was affirmed by a vote of 4-0.

Member Jones made a motion to approve the applicants request to extend the deadline for final action from 3/2/12 to 3/30/12. The motion was affirmed by a vote of 4-0.



9:30 P.M. Discussion: Affordable Housing Production Plan

The Board discussed what issues the members had with the plan. Comments will be added to the production plan and submitted to the Selectmen.

Discussion: Vote Articles for Warrant

The Board has six place holders on the Warrant: 1510: Site Plan Review, 2320: Business District A Uses, 4000: Town Center Overlay District, 6900: Town Center Overlay District Boundary, 3500: Stormwater Management, 4200: Flood Plain, Watershed and Wetlands Protection District

Member Jones made a motion to approve the articles for the town warrant. The motion was affirmed by a vote of 4-0.

Discussion: Minutes

January 11, 2012 Minutes

Member Jones made a motion to approve the minutes of 1/11/12. The motion was affirmed by a vote of 4-0.

January 25, 2012 Minutes

Member Jones made a motion to approve the minutes of 1/25/12. The motion was affirmed by a vote of 4-0.

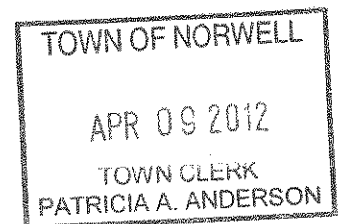
Discussion: Bills

Town Planner Miles/State of Town Breakfast: \$178.72

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

Chessia Bills

Wildcat OSRD:	\$753.00
South Shore Hospital / 141 Longwater:	\$1622.50
Wildcat Lot 19:	\$176.25
Wildcat Lot 16:	\$578.75
Wildcat Lot 22:	\$57.50
Barrel Lane:	\$237.50



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

WB Mason: \$29.99

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

B&H Photo: \$79.60

Member Turner made a motion to approve. The motion was affirmed by a vote of 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 March 28, 2012.

Sally O. Turner
Sally Turner, Clerk

