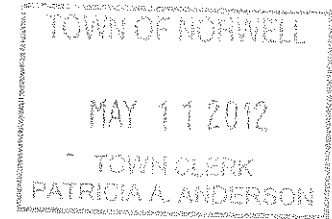


PLANNING BOARD
TOWN OF NORWELL

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



**Norwell Planning Board Meeting Minutes
February 29, 2012**

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

Discussion: Draft Agenda

Member Cafferty made a motion to approve the agenda. The motion was affirmed by a vote of 5-0.

Discussion: Bills

Member Cafferty made a motion to approve the bills. The motion was affirmed by a vote of 5-0.

Public Hearing: Prospect Street MBL 13C/37/75 Scenic Road

Hearing was opened at 7:15

The proposal is to open a 16 foot wide section of stone wall to allow for a 12 foot wide driveway accessing a new single family home. Grading for a front yard septic system will not impact the existing stone wall. No stormwater runoff will flow onto Prospect Street.

Member Turner made a motion to approve findings A-L. The motion was affirmed by a vote of 5-0.

Member Jones made a motion to approve the proposal. The motion was affirmed by a vote of 5-0.

Public Hearing: 246 Prospect Street Scenic Road

Hearing was opened at 7:20

John Hornstra appeared before the board and presented his revised plan that addressed two main issues that were identified at the 2/15/12 meeting. The two issues concern the width of the stone wall opening and the width of the driveway at the street intersection.

The existing width of the stone wall opening was 76 feet and under the proposal the opening would be 65 feet. The driveway would be shifted approximately 16 feet to the left. The stone wall on the right side would then be extended 27 feet toward the proposed driveway. The applicant is not financially able to do this at this time and the Board allowed a six month time period in order to complete the work.

The existing width of the driveway where it meets the roadway is approximately 82 feet wide, which includes a 31'6" island. The proposed opening eliminates the island and is proposed to be 68 feet wide at the street intersection. As this is a working farm, the plan depicts turning radii for trucks that will be entering and exiting the property. There was discussion over the appropriate size of the driveway opening. The Board thought that after seeing the turning radii for the trucks that the width of the driveway was too narrow and that 70 feet would provide a safer opening size.

Member Jones made a motion to allow a 70 foot width of the driveway at the intersection with Prospect Street. The motion was affirmed by a vote of 4-1 (Member Etzel against).

Member Jones made a motion to allow the applicant until 8/29/12 to complete the work and to approve the proposal. The motion was affirmed by a vote of 4-1 (Member Etzel against).

Member Etzel made a motion to fine the applicant \$300 for doing work without proper permits and in violation of the 8/20/10 scenic road decision. The motion was affirmed by a vote of 3-2 (Member Cafferty and Member Jones against).

Discussion: By-Law Revisions

The Board discussed the various zoning proposals with a focus on the Business District A use table and the Town Center Overlay District, specifically regarding the Special Permit Granting Authority and Site Plan Review approval authority, ideas regarding setbacks of buildings and waivers, locations and designs of loading areas, building heights and the design guidelines.

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

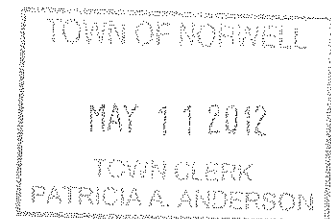
Hearing was opened at 8:30

The width of the roadway at the intersection is approximately 115 feet.

Member Jones made a motion to accept the applicant's request to continue the hearing until 4/11/2012. The motion was affirmed by a vote of 5-0.

Public Hearing: Harvest Place Definitive Subdivision

Hearing was opened at 8:35



The changes made from previous iterations are relatively minor. The applicant is proposing to move the stone outfall area and swale near Circuit Street to within the 50 foot wetland buffer. This is being proposed to meet both drainage and cover requirements. From discussions with Con Com this will not be approved and the applicant will be working with Planning Staff, the Conservation Agent and the town consultant to work through the issue. The Board will hold off on any decision until Conservation decides on the issue.

There are one or more oak trees in the area that should be preserved if possible.

Issues on the plans regarding the elevations of the light poles need to be addressed.

The Water Dept. will be contacted for final comments.

Member Jones made a motion to accept the applicant's request to continue the hearing until 3/28/2012. The motion was affirmed by a vote of 5-0.

Member Jones made a motion to accept the applicant's request to extend the deadline for decision until 4/30/2012. The motion was affirmed by a vote of 5-0.

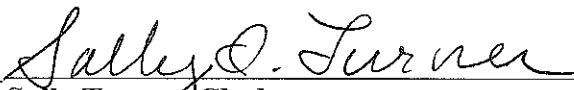
Discussion: Change in Planning Board Fee Schedule

Member Jones made a motion to approve a new schedule of fees in the Planning Board Rules and Regulations. The motion was affirmed by a vote of 5-0.

ADJOURNMENT:

At 9:30 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 April 11, 2012.


Sally Turner, Clerk

