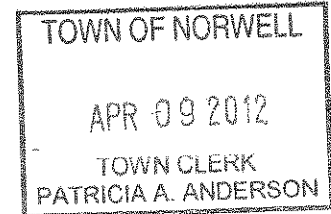


PLANNING BOARD
TOWN OF NORWELL

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



**Norwell Planning Board Meeting Minutes
January 25, 2012**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Sally I. Turner, Kevin Cafferty, Ken Cadman and Kevin Jones. Margaret Etzel arrived at 7:10. 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 4-0 with Peggy Etzel absent.

Discussion: November 21, 2011 Minutes

Member Cafferty made a motion to approve the minutes. The motion was affirmed by a vote of 4-0 with Peggy Etzel absent.

December 21, 2011 Minutes

Member Cafferty made a motion to approve the minutes as amended. The motion was affirmed by a vote of 4-0 with Peggy Etzel absent.

Discussion: Associate Clerk

Member Jones made a motion to appoint Kevin Cafferty as Associate Clerk. The motion was affirmed by a vote of 5-0.

Discussion: Bills

WB. Mason Co		\$9.85
Chessia Consulting	Harvest Place	\$408.50
	141 Longwater Drive SSMC	\$782.50
	Barrel Lane	\$653.78
		\$777.50
	Wildcat OSRD	\$2187.50

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

Member Jones made a motion for the Board to pay \$40 for Member Etzel and the Planner to attend the State of the Town Breakfast. The motion was affirmed by a vote of 5-0.

Public Hearing: 246 Prospect Street Scenic Road

The applicant requested a continuance of the public hearing from 2/8 to 2/15.

Member Jones made a motion to continue the Scenic Road hearing scheduled for 2/8/12 to 2/15/12. The motion was affirmed by a vote of 5-0.

Public Hearing: Harvest Place Subdivision

The applicant wants to discuss the remaining three waivers that they are requesting:

1. 7A.15: Leveling area and maximum gradient at intersection. Waiver for the portion of Circuit Street that has a slope of 5.2% to 5.6%.

The applicant has submitted a speed study, a profile of the intersection and a sight distance triangle. Sight distance meets AASHTO standards with the removal of several trees that are proposed for removal with a scenic road application. Combined with the speeds observed the applicant believes an acceptable level of safety would be provided with appropriate signage to warn oncoming vehicles.

Member Turner made a motion to approve the requested waiver with the condition that advance warning signage be installed. The motion was affirmed by a vote of 4-1 with Member Jones voting against.

2. 7C.4: Waiver for less than 2.5' of cover over ductile iron pipe at headwall 2 and for less than 2.5' of cover at headwall at entrance to detention basin on parcel B. Class 5 RCP pipe to be used.

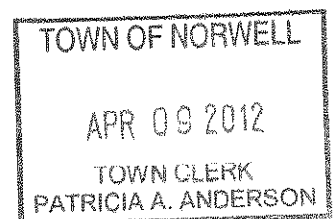
Member Cafferty made a motion to approve the requested waiver. The motion was affirmed by a vote of 5-0.

3. 7H: Waiver from sidewalks on both side of street.

Member Jones made a motion to deny the waiver request and require sidewalks on both sides of the street. The motion was affirmed by a vote of 4-1 with Member Etzel voting against.

Member Cafferty made a motion to continue the public hearing to 2/15/12 at 8:35 p.m. The motion was affirmed by a vote of 5-0.

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



Member Cafferty made a motion to continue the public hearing to 2/15/12 at 8:30 p.m. The motion was affirmed by a vote of 5-0.

Discussion: 141 Longwater Drive SSMC Site Plan

The applicant addressed remaining issues relative to traffic and the driveways. A list of hazardous materials to be stored in the proposed building was submitted and acceptable to the Fire Chief. Conditions related to the storage of these materials, stormwater recharge requirements, the MRI unit and other remaining concerns were included in the report to the ZBA.

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

Discussion: Affordable Housing Production Plan

The Board has a limited discussion regarding the Housing Production Plan. The Board does not support multi-unit apartment buildings or other large scale apartment complexes. Affordable housing development should be smaller scale and evenly distributed throughout the town. Discussion will continue at upcoming meetings.

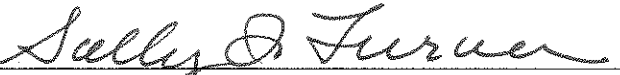
Discussion: ANR 224 Main Street

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

ADJOURNMENT:

At 10:00 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 February 15, 2012.


Sally Turner, Clerk

