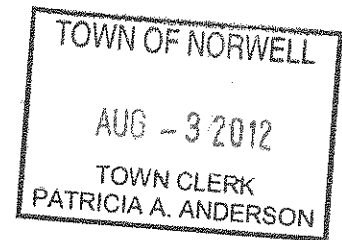


PLANNING BOARD  
**TOWN OF NORWELL**

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



**Norwell Planning Board Meeting Minutes**  
**June 27, 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 Cafferty and Kevin Jones. 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 3-0. Member Cafferty and Member Turner arrived after this vote.*

**Bills**

Planning Board Postage (internal): \$158.60

*Member Cafferty moved that that the Board approve up to 158.60 in postage if backup information is available. The motion was approved by a vote of 5-0.*

Fox Rock Review Fee Escrow Return: \$616.54

*Member Jones moved that the Board approve the return of the review fee funds. The motion was approved by a vote of 5-0.*

W.B. Mason (Invoice I05711135): \$89.58

*Member Jones moved that the Board approve the payment of the bill. The motion was approved by a vote of 5-0.*

SumCo: Pathway Construction: \$22,469.75

*Member Cafferty moved that the Board approve the bills for pathway related items. The motion was approved by a vote of 5-0.*

*Member Cafferty moved that the Board approve \$500 for digitizing all files related to commercial development in the office parks. The motion was approved by a vote of 5-0.*

*Member Cafferty moved that the Board approve \$1000 for any necessary items to get the projector working properly. The motion was approved by a vote of 4-1 with Member Jones voting against.*

**Harvest Place**

John Chessia has reviewed the Mylars and believes they are consistent with what was approved by the Planning Board.

*Member Cafferty moved that the Board sign the mylars and escrow the plans until the approval of the legal documents by town counsel. The motion was approved by a vote of 5-0.*

### **Wildcat Bond/Lot Releases**

John Chessia provided a cost estimate of the remaining work to be completed for Phases 1-4 and the required watermain loop connection. The amount totaled \$585,000 which included \$389,821.19 sub-total and a \$194,910.60 contingency. The applicant has proposed a performance bond for the sub-total amount and for the surety covenant to remain in effect for Lot 1 to cover the contingency amount.

*Member Cafferty moved to approve the performance bond 10927034 which includes the Chessia Consulting cost estimate of 6/12/12 and Form E-3. The motion was approved by a vote of 5-0.*

*Member Jones moved to release lots 2-9, 11, 12, 17, 20, 21, 23, 24, 26 & 27. The motion was approved by a vote of 5-0.*

### **Priorities for FY13**

Priorities for FY13 include re-evaluating the town center overlay district, modifying the common driveway and site plan review sections of the by-law. The Board will also look at options for constructing an inclusionary housing by-law.

The Board will also review the Rules and Regulations for subdivision roadway widths, sidewalks, and lighting efficiencies.

### **Summer Schedule**

The Board will meet on 8/15 instead of 8/8 and 8/22.

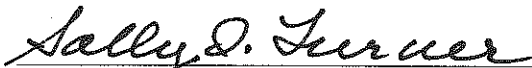
### **Committee Reports and Appointments**

*Member Jones moved to reappoint Member Etzel as the Planning Board liaison to the Community Preservation Committee. The motion was approved 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 August 1, 2012.



Sally Turner, Clerk

