

PLANNING BOARD  
**TOWN OF NORWELL**

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

**Norwell Planning Board Meeting Minutes  
March 28, 2012**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Margaret Etzel, Ken Cadman and Kevin Cafferty. Sally I. Turner and Kevin Jones arrived at 7:10. The meeting was held in the Planning Office.

**Draft Agenda**

*Member Cafferty moved that the Board approve the draft agenda. The motion was approved by a vote of 3-0 with Member Turner and Member Jones absent.*

**Bills**

John Chessia: 141 Longwater: \$4679.05  
John Chessia: Barrel Lane: \$363.00  
John Chessia: Wildcat OSRD: \$730.00  
John Chessia: Wildcat OSRD Lot 13: \$180.00  
John Chessia: Wildcat OSRD Lot 15: \$345.00  
John Chessia: Wildcat OSRD Lot 19: \$517.50  
John Chessia: Wildcat OSRD Lot 22: \$592.50  
John Chessia: Harvest Place: \$1752.50



*Member Cafferty moved that the Board approve the Chessia bills. The motion was approved by a vote of 3-0 with Member Turner and Member Jones absent.*

W.B. Mason: \$43.45

*Member Cafferty moved that the Board approve the Chessia bills. The motion was approved by a vote of 3-0 with Member Turner and Member Jones absent.*

**February 15, 2012 Minutes**

*Member Turner moved that the Board approve the 2/15/12 minutes. The motion was approved by a vote of 4-0 with Member Cafferty abstaining.*

**ANR: 181 River Street**

Brenden Sullivan, the engineer for the project, requested that a note on the previously approved ANR be removed because he thought it may cause issues with land court. The

note was not a note required by the Planning Board Rules and Regulations. The signed mylar was returned to staff and disposed of.

*Member Jones moved that the Board approve revised plan. The motion was approved by a vote of 4-0 with Member Turner abstaining.*

#### **ANR: 72 Old Meeting House Lane**

*Member Jones moved to accept the staff recommendations for findings B through J and L through X. Finding K was not satisfied. The motion was affirmed by a vote of 5-0.*

*Member Jones moved to find that the plan was not substantially compliant with the regulations and to deny the ANR plan. The motion was affirmed by a vote of 5-0.*

*Member Jones moved to waive the fee on the subsequent filing. The motion was affirmed by a vote of 5-0.*

#### **ANR: 21 Birchwood Lane**

The applicant, Alex Kahane, discussed his plan for ANR that would cede some of his property to his neighbor in order to eliminate an access easement on his property and make the neighbors property conform to zoning by accessing off its own frontage. The ANR plan was not filed.

#### **Birchwood Lane Surety**

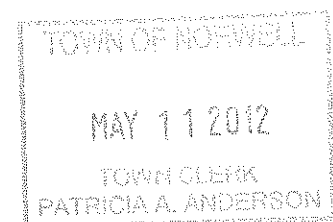
The surety is currently approximately \$100,000 cash. This was reduced from \$243,343.71 in May of 2004. The surety is probably not enough to cover the remaining items in the subdivision. The Board requested that John Chessia update the punchlist.

*Member Jones moved to request that John Chessia update the punchlist. The motion was affirmed by a vote of 5-0.*

#### **Cowings Cove Tree Relocation**

Three existing property owners are requesting a modification to the subdivision that would relocate trees from the tree easement which is currently extends 10 feet from the edge of the right of way. The residents want the trees to be relocated into the grass shoulder. Allowing this would affect infrastructure that is under the grass shoulders, waivers that were given from sidewalks with the understanding that the shoulders would remain grass and walkable, and street acceptance issues. There is no formal homeowners association to be making this request. The developer, Eugene Mattie should attend the next meeting and make the request if any further discussion is to occur.

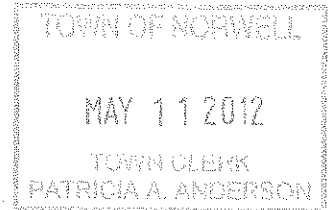
#### **Public Hearing: Harvest Place Definitive Subdivision**



There are new requirements for SWPPPs that will require revised plans for both new and previously approved plans. The new SWPPP would need to be completed in May. The Board will require that the new SWPPP be submitted prior to the endorsement set being approved.

The Board also noted that street light base details were inconsistent throughout the plan set. This would be required to be corrected in the endorsement set and added as a condition of approval.

*Member Jones moved to approve the continuation request from the applicant to April 11, 2012 at 8p.m. The motion was affirmed by a vote of 5-0.*



### **By-law Revisions**

#### §4200 Flood Plain Amendment

*Member Jones moved to approve the by-law. The motion was affirmed by a vote of 5-0.*

#### §3500 Storm Water Amendment

*Member Jones moved to approve the by-law. The motion was affirmed by a vote of 5-0.*

#### §1500 Site Plan Amendment

*Member Jones moved to approve the by-law. The motion was affirmed by a vote of 4-1 with Member Turner voting against.*

#### §2320 Business District A Amendment

*Member Jones moved to approve the by-law. The motion was affirmed by a vote of 4-1 with Member Turner voting against.*

#### §4150 Town Center Overlay Amendment

*Member Jones made a motion to approve the amendment not as written and make ZBA Special Permit Granting Authority. The motion was affirmed by a vote of 3-2 with Member Etzel and Member Cafferty voting against.*

*Member Turner made a motion to limit the stories to 2.5. The motion failed.*


*Member Jones made a motion to approve the TCOD §4150 as amended. The motion was denied by a vote of 3-2 with Member Etzel, Member Cafferty and Member Turner voting against.*

*Member Cafferty made a motion to approve the TCOD §4150 as written. The motion was approved by a vote of 4-1 with member Turner voting against.*

**ADJOURNMENT:**

*At 10:00 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 25, 2012.

  
Sally Turner, Clerk

