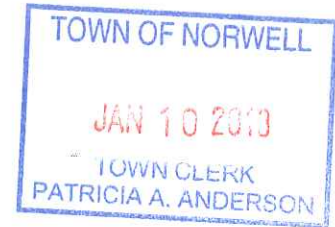


PLANNING BOARD
TOWN OF NORWELL

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



**Norwell Planning Board Meeting Minutes
October 24, 2012**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Margaret Etzel, Sally I. Turner, Kevin Cafferty, Kevin Jones and Ken Cadman. 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 5-0.

Bills

IW Harding: Invoice 2012-96 (Substantial Completion): \$42,400.24
Chris DiIorio: Office Bill 1-175-201: \$26.62
Chessia Consulting: Harvest Place Invoice 961: \$968.00
Henry's Lane Invoice 963: \$587.50
Wildcat OSRD Invoice 960: \$611.00
Wildcat Lot 10 Invoice 964: \$181.50

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

Minutes 10/10/12

Member Cafferty moved to approve the 10/10/12 Minutes. The motion was approved by a vote of 5-0.

Open Space Plan

Member Jones moved to endorse the Open Space Plan. The motion was approved by a vote of 5-0.

ANR Pleasant Street Block 65 Lot 105, 106, 107

Applicant, Phillip Johnson, requested the Board waive the required fee for this second filing.

Member Cafferty moved to waive the required fee. The motion was denied by a vote of 3-2 with Members Etzel, Turner and Jones voting against.

Member Cafferty moved that Findings B-X were complete. The motion was approved by a vote of 5-0.

Member Cafferty moved to approve the ANR application under finding A. The motion was approved by a vote of 4-1 with member Turner voting against.

Member Jones made a motion to reconsider the prior vote. The motion was approved by a vote of 5-0.

The Board discussed the common driveway easement proposed for the property and if that could be a valid reason to deny the ANR.

Member Cafferty moved to approve the ANR application under finding A. The motion was approved by a vote of 4-0-1 with member Turner abstaining.

Pathway Phase II –South Street Section

The Board notified abutters of the proposed South Street section of the pathway to be constructed. The Board wanted to hear about any concerns the abutters had with the proposal. Highways Director, Paul Foulsham, was in attendance as well as 8 abutters to the project. The following concerns were discussed:

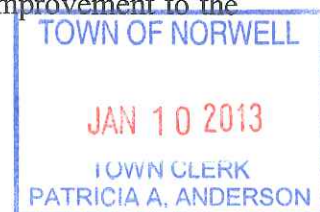
Stormwater/Drainage: The area currently suffers from poor drainage near the entrance to the high school where localized flooding can occur with large storms. The Highway Department is aware of this issue and will be installing dry wells in this area in the coming Spring/Summer. Without installation of the drywells the problem may be exacerbated with stormwater flow being restricted to the roadway from the exit of the high school to the entrance.

Vehicle Speeds: Vehicles currently travel at excessive speeds on South Street and Cushing Hill Road and there are concerns about attracting more pedestrians into this environment. Any pedestrian pathway proposed will provide additional safety to pedestrians by its nature, but additional signage and potentially an official school zone will be considered for the South Street area.

Mailboxes: The mailboxes for the residents in this area are located where the path is proposed. The Postmaster has been contacted and requires that the mailboxes be located within arm's length distance from the delivery vehicles. Various means for addressing this requirement were discussed, but a final decision for addressing this issue will be made at a later time.

Bay Path Lane

The developer of the proposed project presented a revised roadway that features a boulevard design. The Board felt that this design did not make any improvement to the project or affect the roadway length issue in any way.



Committee Reports and Appointments

Member Cafferty moved to use the Pedestrian Enhancement Fund for construction of the South Street Path section. The motion was denied by a vote of 4-1 with Member Cafferty voting in the affirmative.

ADJOURNMENT:

At 9:30 p.m., Member Turner 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 December 12, 2012.


Sally Turner, Clerk

