



PLANNING BOARD
TOWN OF NORWELL

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TOWN CLERK

2013 DEC 12 AM 9:53

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**Norwell Planning Board Meeting Minutes
September 5, 2012**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Margaret Etzel, Sally I. Turner, Ken Cadman and Kevin Jones. Kevin Cafferty arrived late. 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 4-0. Member Cafferty arrived after this vote.

ANR 215 Main Street

Member Jones moved that findings B-Q and S-X had been satisfied. The motion was affirmed by a vote of 5-0.

Member Jones moved that finding R had not been satisfied. The motion was affirmed by a vote of 5-0.

Member Jones moved to find that the plan was substantially consistent with the regulations and to approve the ANR plan. The motion was affirmed by a vote of 5-0.

ANR 99 Jacobs Lane

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

Member Jones moved to waive the fee. The motion was affirmed by a vote of 4-1 with Member Cafferty voting against.

Member Jones moved that findings B-X had been satisfied. The motion was affirmed by a vote of 5-0.

Member Jones moved to find that the plan was substantially consistent with the regulations and to approve the ANR plan. The motion was affirmed by a vote of 5-0.

Henry's Lane Surety

The Board had approved a surety reduction in October 2010 based on an estimate to complete the work that had been completed around that time. The applicant, Don Shute, is now filing the legal documents to reflect that approval. The Board requested that a

new cost estimate be completed by the town's engineering consultant prior to any reduction as costs may have increased over that past two years.

Bay Path Lane

Josh Bows from Merrill Associates presented the potential pathway connections for the proposed OSRD. Property owners on Route 53 had all declined to allow pedestrian access through their lots to reach the Route 53 sidewalk. A sidewalk from Bay Path Lane to Route 53 was discussed as a potential pedestrian connection from the Water Department trails through the proposed project and Bay Path Lane onto Route 53.

The applicant, Eugene Mattie, is proposing a conservation restriction on 72% of the land.

In 2009, drainage culverts at the beginning of Bay Path Lane failed and the fire department had to send pumping trucks to remove the water, which blocked access to the subdivision homes for a period of time.

The Board expressed concern about setting precedent with allowing a further extension of Bay Path Lane that exceeds the allowed subdivision roadway length requirements and if cul-de-sac roadways with excessive lengths make sense from a planning perspective.

Straw pole was taken regarding the roadway length waiver.

Member Cafferty had no issues with the plan itself, but would not want to set precedent for cul-de-sac roadways that exceed the allowed lengths.

Member Cadman would support the waiver.

Member Jones did not have an opinion at this time.

Member Turner would like to see an adequate emergency connection, preferably through to Queen Anne's Lane in order to support the waiver.

Member Etzel is not in support of the waiver.

Bills

Chessia Consulting: Wildcat Lot 17: \$230.00

Member Jones moved to pay the bill. The motion was affirmed by a vote of 4-0. Member Turner was not present for the vote.

Minutes

July 11, 2012

Member Cafferty moved to approve the minutes. The motion was affirmed by a vote of 4-0. Member Jones abstained.

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August 1, 2012

Member Jones moved to approve the minutes as amended. The motion was affirmed by a vote of 5-0.

Town Center Overlay District

Member Turner discussed the Town Center proposed by-law and expressed her concern for the proposed three story allowance and the modification of the special permit/site plan approval process.

Heritage Lane

Member Cafferty made a motion to make a demand on the Heritage Lane bond. 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 October 10, 2012.

Sally D. Turner
Sally Turner, Clerk

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