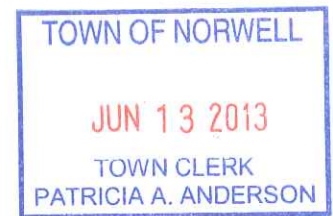


PLANNING BOARD
TOWN OF NORWELL

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



**Norwell Planning Board Meeting Minutes
April 10, 2013**

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

Bills

Patriot Ledger Advertising: \$421.74

Member Jones moved that the Board approve the Patriot Ledger advertising bill. The motion was approved by a vote of 4-0.

Chessia Consulting:

Zildjian Site Plan Review: \$1,427.50

Barrel Lane Subdivision: \$180.50

Bay Path Lane Extension: \$412.50

Member Jones moved that the Board approve the Chessia Consulting bills. The motion was approved by a vote of 4-0.

Minutes

2/27/2013: Member Jones moved that the Board approve the 2/27/13 minutes. The motion was approved by a vote of 4-0.

3/13/2013: Member Jones moved that the Board approve the 3/13/13 minutes. The motion was approved by a vote of 4-0.

Turners Way Lot Release

Member Turner recused herself. The applicant is requesting release of the final lot in the subdivision. The subdivision was constructed in two phases (Turners Way and Turners Way modification). The Turners Way section was completed to top coat, but the remaining items on the estimate were never completed and the lot (10B) is still under the surety covenant. The town is holding approximately \$30,000 as surety on the

modification phase. The Board requested that the town consultant to do a single estimate on both phases and obtain adequate surety for the full project prior to the final lot release.

Public Hearing: Bay Path Lane OSRD

The Clerk read the hearing notice at 7:55.

Member Jones moved that the Board open the hearing continued from March 6th. The motion was approved by a vote of 4-0.

Trails: The applicant presented a trail network connecting to Route 228 in Hingham and stated that discussions with other property owners that could provide trail links to Queen Anne's Lane and/or Route 53 were not successful. The Board had questions about the depicted trails crossing private property, the quality of the proposed trail links, and about the actual benefit to the town since the town already has access to the trails from Grove Street.

Open Space: The applicant stated that the square footage of the basin would not be necessary for inclusion in the yield plan calculation. However, the applicant is claiming that the low impact design of the basin would make it eligible for inclusion under the by-law regulations.

Buffer Areas: The OSRD regulations require a 75 foot buffer along residential property lines. The applicant's proposal provides for a 50 foot buffer, but a plan showing a 75 foot buffer has also been provided for comparison purposes.

Public Comments:

Several residents from Bay Path Lane attended the meeting in favor of the project. Comments were related to the benefits of the trails and the new public connection to the trail system, to the low environmental impact of the project, the recreational benefits to the children in the area, the benefits of this project versus a potential 40B that could be proposed, and the need for additional open space conservation in this area of town.

Member Jones moved that the Board continue the public hearing until April 24, 2013 at 7:30 p.m.. The motion was approved by a vote of 4-0.

ADJOURNMENT

At 9:00 p.m., Member Jones 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 May 22, 2013.



Ken Cadman, Clerk

