

PLANNING BOARD
TOWN OF NORWELL

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**Norwell Planning Board Meeting Minutes
April 24, 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 Cafferty. Kevin Jones arrived late. 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 4-0.

Minutes

March 6, 2013: *Member Cafferty moved that the Board approve the minutes. The motion was approved by a vote of 4-0.*

March 27, 2013: *Member Turner moved that the Board approve the minutes. The motion was approved by a vote of 3-0-1 with Member Cafferty abstaining.*

Bills

Chessia Consulting:

Wildcat Lot 8: \$411.50

Wildcat Lot 10: \$487.50

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



Chris DiIorio Reimbursement: 257.77

Member Cafferty moved that the Board approve the town planner reimbursement. The motion was approved by a vote of 4-0.

Public Hearing: Scenic Road - 122 Mt. Blue Street

At 7:30 the hearing was opened. The application is an after the fact filing. The stone wall was opened by contractors that were delivering portions of the pre-fabricated house. The proposed driveway plan does not meet the requirements of the Scenic Road by-law due to the excessively wide driveway apron caused by the low angle of the driveway / roadway intersection. The applicant will revise the plan to comply with the by-law and submit a revised version by June 1st.

Member Jones moved that the Board approve the proposal with a condition that a revised plan will be submitted by June 1st. The motion was approved by a vote of 5-0.

Public Hearing: Bay Path Lane OSRD

The Clerk read the hearing notice at 8:00.

Member Jones moved that the Board open the hearing continued from April 10th. The motion was approved by a vote of 5-0.

Member Cafferty provided a signed statement that he has complied with the Mullins Rule and listened to the recording of the previous hearing.

Attorney Tilletson provided a recap of the proposal highlighting walking trails, trail connections, the public open space provided and the support of the neighbors. The applicant's opinion regarding the request to not provide sidewalks is based on the existing conditions of the original Bay Path Lane roadway, which has no sidewalk.

Member Jones moved that the Board close the public hearing. The motion was approved by a vote of 5-0.

The Board discussed the roadway waiver requests:

7.B.1: Roadway Length

Member Jones moved that the Board approve the waiver to allow a dead end roadway longer than 1000 feet. By a vote of 3-2 the motion failed to carry with a supermajority vote.

7.H.1: Sidewalks

Member Jones moved that the Board approve a partial waiver and would only require a meandering sidewalk the connected to the open space access points. The motion was approved by a vote of 5-0.

The applicant requested that the project be withdrawn without prejudice.

Member Turner moved that the Board allow the proposal to be withdrawn without prejudice. The motion was not seconded.

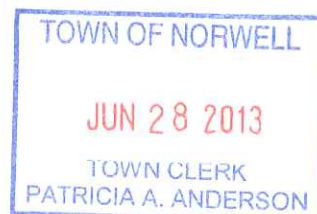
7.A.4: Pavement Width

Member Turner moved that the Board approve a reduction in the width of pavement to match the width of the existing section of Bay Path Lane. The motion was approved by a vote of 5-0.

7.A.20: Curbing/Berms

Member Cafferty moved to grant a partial waiver to require vertical granite curb only at the cul-de-sac and culverts. The motion was approved by a vote of 4-1.

4850.6.e.2: 75 Foot Residential Buffer



Member Cafferty moved to grant a partial waiver to require only a 50 foot buffer. The motion was approved by a vote of 4-1.

No vote was taken on the Special Permit.

Birchwood Subdivision

Applicant, Alex Kahane, appeared before the Board to discuss the time schedule for paving and completing the remaining work at the Birchwood Subdivision. The paving should be completed during the month of June 2013.

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 June 12, 2013.



Ken Cadman, Clerk