

PLANNING BOARD  
**TOWN OF NORWELL**

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

**Norwell Planning Board Meeting Minutes  
January 9, 2013**

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

**ANR – 435 River Street**

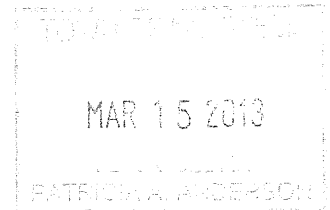
*Member Jones moved to approve the findings under items B-X. The motion was approved by a vote of 5-0.*

*Member Jones moved to approve the finding under item A and approve the ANR proposal. The motion was approved by a vote of 5-0 subject to the adequate fee being provided.*

**Bills**

**Chessia Consulting:**

Wildcat OSRD:	Invoice 985:	\$124.00
Wildcat Lot 27:	Invoice 998:	\$124.00
Harvest Place:	Invoice 986:	\$4,398.45
Henry's Lane:	Invoice 999:	\$1,360.00



*Member Jones moved that the Board approve and pay the bills. The motion was approved by a vote of 5-0.*

**Minutes**

**December 12, 2012**

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

**Harvest Place Lot Release**

The estimate provided by Chessia Consulting was challenged based on the amount of loam and seed to be carried in the bond. John Chessia and the developer, Matt Falconeiri, will discuss the estimate and any revisions to the estimate will be submitted to the Board.

### **22 Longwater Drive (Ziljian) Site Plan Review**

The applicant presented the proposal to the Board. The project consists of two separate additions that would add approximately 11,423 square feet. Once addition would create additional office space for 12 employees and the second addition will upgrade the existing breakroom and performance space.

**Parking:** The existing parking lot does not meet current zoning criteria for parking space and circulation dimensions. The applicant has stated that the number of spaces meets their parking demand. Type of relief, if any, will be clarified. Any trees within the parking lot should be indicated on the plan and conformance with zoning regulations should be addressed. Light poles should also be shown and Dark Sky conformance addressed.

**Oil Trap:** An oil trap was installed on-site to capture oil from the manufacturing process. The applicant has contacted DEP regarding the oil trap which has not been used since 1988. The applicant stated their plans to remove the trap in the coming months with a report from an environmental consultant to follow.

**Landscaping:** Some new plantings have been indicated on the plans. Existing and proposed trees should be depicted on the plans.

The applicant will provide revisions prior to the 1/23/13 Planning Board hearing.

### **Economic Development Committee (EDC) Zoning Proposal**

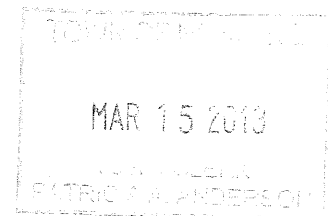
The EDC presented their findings and proposal for zoning changes. The proposal features increased height and lot coverage for the Business B and C districts. The Board will review the proposal and respond with a letter to the committee.

### **Committee Reports and Appointments**

Member Jones made a motion to accept the resignation of Member Turner from the Pathways Committee. The motion was approved 4-1 with Member Cafferty 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 February 13, 2013.

*Sally D. Turner*  
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Sally Turner, Clerk

