

PLANNING BOARD
TOWN OF NORWELL

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TOWN OF NORWELL
TOWN CLERK

2013 DEC 26 AM 9:37

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

The meeting was called to order at approximately 5:30 p.m. Present were Board Members Margaret Etzel, Ken Cadman, Sally Turner, and Darryl Mayers. Brad Washburn was absent. The meeting was held in the Planning Office.

Draft Agenda

Member Etzel moved that the Board approve the draft agenda. The motion was approved by a vote of 4-0.

Minutes

5/22/13: Member Etzel moved to approve the 5/22 minutes. The motion was approved by a vote of 4-0.

MAPC Livable Communities Workshop

Jessica Robertson from MAPC was asked to conduct a Livable Communities Workshop, which is a program offered by MAPC to bring their expertise to municipalities looking to expand pedestrian, bicycle and recreational opportunities in their town. Her findings included short, medium and long term strategies and steps for making the town center a more livable, vibrant and attractive area.

Short term strategies include narrowing and squaring off intersection corners with paint and/or planters, installing crosswalks, bike racks and lanes. Strip and repair parking areas, improve signage and reconstruct basketball courts behind the fire station.

Medium term strategies include the construction and repair of sidewalks around the town center and common. Install seating areas and improve streetscape aesthetics with new lighting, street trees, trash cans etc...

Long term strategies include narrowing and squaring off intersection corners with raised sidewalk/plaza areas, establishing municipal parking lots and pedestrian access, linking the center to Greenbush and Scituate Harbor with pedestrian and bicycle infrastructure.

ANR 170 Stetson Road

The lot proposed to be divided 78-164 and lot 78-123, which includes the existing house, would merge under MGL ch.40A sec.6 p.4 due to the existing non-conformity on lot 78-123 and the common ownership of both lots.

The non-conformity on lot 78-123 would be increased as it would no longer meet the requirements under Section 2450.c of the zoning by-law. This section of the by-law requires that the area between the 50 feet and 150 feet from the front lot line contain more than 11,500 square feet.

These three lots would become infected by the increased non-conformity of lot 78-123 and would require zoning relief from the ZBA in order to be built upon. These lots should indicate that they are not buildable without zoning relief.

Member Etzel moved that findings B-X were satisfied. The motion was approved 4-0.

Member Etzel moved that finding A was not satisfied and to deny the ANR plan due to the creation of a new non-conformity on the remaining house lot. The motion was approved 4-0.

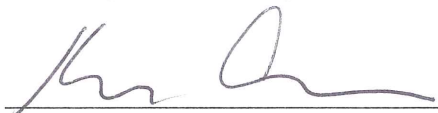
ANR 170 Stetson Road

Member Turner moved to accept the revised ANR plan for 170 Stetson Road. The motion was approved 4-0.

ADJOURNMENT

At 9:00 p.m., Member Etzel 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 September 25, 2013.



Ken Cadman, Clerk

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