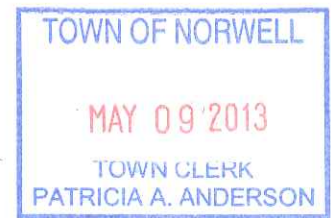


PLANNING BOARD
TOWN OF NORWELL

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



**Norwell Planning Board Meeting Minutes
March 27, 2013**

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

Bills

W.B. Mason: \$19.33

Member Cafferty moved that the Board approve payment. The motion was approved by a vote of 5-0.

Patriot Ledger: \$1,378.08

Member Turner moved that the Board approve payment. The motion was approved by a vote of 5-0.

Chessia Consulting

Wildcat OSRD: \$124.00

Bay Path Lane: \$947.50

22 Longwater Drive (Zildjian): \$295.00

Member Jones moved that the Board approve payment. The motion was approved by a vote of 5-0.

Simon Hill Village 40B

Member Jones moved that the Board approve the report to the Board of Appeals. The motion was approved by a vote of 5-0. Kevin Cafferty left the meeting after this vote.

Minutes 2/13/13

Member Turner moved to approve the minutes as amended. The motion was approved by a vote of 4-0.

Public Hearing: Economic Development Committee Zoning By-Law Amendment

At 7:30 the public hearing was opened.

Members from the EDC presented the proposal:

The by-law amendment would affect predominantly dimensional standards in the Business District C1, C2, B1, B4 and B5. Regarding the Aquifer Protection District (APD) reduction in open space from 50% to 20%, the members stated that the Water Commissioners had reviewed the proposal and was accepting of reducing the open space requirement within the Aquifer Protection District providing that the recharge requirements not be altered. Salt issues were the biggest concern for the Commissioners. The EDC also believes that the area zoned for business is relatively minimal and the impact of decreasing the open space would be small to non-existent on the water supply. The impacted area would be roughly 20 of the 300 acres of Business District B and C acreage within the APD.

Public Comments:

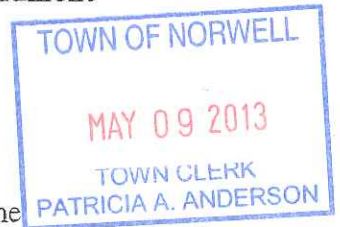
Residents of the High Street area felt it was unfair and harassment by the town to continue to propose the increase in height for the third time in five years. It is their assertion that 64 foot buildings, with a 15 foot mechanical allowance, is too high and would negatively affect their homes due to the sight of the structures and increased traffic. In addition, many residents claim to have new ground water issues due to recent development in the Business C districts. They believe any tax benefits to the town would not be felt for a decade or more and tax incentives would probably need to be used to attract new businesses anyway. Residents express a desire for the article to be divided into sections so individual pieces could be voted on. They were also concerned that no thought has been put into what kind of areas this zoning will create as the zoning proposed is strictly to address economic concerns.

Board Comments:

The proposal lacks some key components related to Smart Growth development and doesn't take into account how the area will function with regards to pedestrians, what the area will actually look like and how the town will be improved beyond additional tax revenue. The zoning is quantitative and not qualitative. However, the business areas that would be primarily affected by this zoning could be better utilized to generate more jobs and tax revenue. The zoning could be modified in the future to address any issues that arise regarding the functionality and appearance of the areas.

Member Jones moved that the Board close the public hearing. The motion was approved by a vote of 4-0.

Member Jones moved that the Board approve the proposed by-law amendment, with the removal of Business District C-3 from the text. The motion was approved by a vote of 3-1 with Member Etzel voting against.



22 Longwater Drive Site Plan Review (Zildjian)

The applicant has amended the plan to remove 5,450 square feet of impervious pavement. Neighbors were met with regarding the view from their homes in an abutting residential development in Rockland. The applicant agreed to extend a fence and plant several trees along the property boundary to further screen the building.

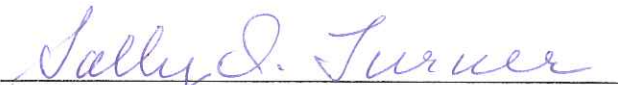
The applicant has also presented an alternative parking plan that demonstrates compliance with the zoning by-law parking requirements of 140. The applicant has stated that the existing parking layout is adequate for their needs and they have requested that the existing parking layout be allowed to remain. The Board will recommend a condition that allows the Board of Appeals to require construction of the alternative parking plan (excluding 9 spaces in the south western corner) if for any reason the parking layout ceases to function correctly.

Member Jones moved that the Board recommend the Board of Appeals approve the requested Site Plan Review and Special Permit with the conditions outlined in the 3/27/13 Planning Board Decision. The motion was approved by a vote of 4-0.

ADJOURNMENT

At 10:00 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 April 24, 2013.


Sally Turner, Clerk

