

PLANNING BOARD
TOWN OF NORWELL

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TOWN OF NORWELL
TOWN CLERK

2013 JUL 12 AM 8:39

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**Norwell Planning Board Meeting Minutes
May 22, 2013**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Margaret Etzel, Ken Cadman, Sally Turner, Brad Washburn and Darryl Mayers. The meeting was held in the Planning Office.

Draft Agenda

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

Reorganization

Member Turner moved that she be appointed chair. The motion was approved by a vote of 4-1 with Member Etzel voting against.

Member Washburn moved that he be appointed vice chair. The motion was approved by a vote of 5-0.

Member Etzel moved that Member Cadman be appointed Clerk. The motion was approved by a vote of 5-0.

Member Mayers moved that he be appointed vice clerk. The motion was approved by a vote of 5-0.

Bills

Chessia Consulting:	Bay Path Lane Extension	\$442.50
	Birchwood	\$305.00
	Wildcat Lot 7	\$411.50
	Wildcat OSRD	\$296.50

Member Washburn moved that Board approve the Chessia Consulting bills. The motion was approved by a vote of 5-0.

JP Realty Group:	Return Review Fee Balance	
	335R Washington Street:	\$2,322.00

Member Washburn moved that Board approve the return of the review fee. The motion was approved by a vote of 5-0.

4/10/13 Minutes

4/10/13: Member Cadman moved to approve the minutes. The motion was approved by a vote of 3-0-2 with Members Washburn and Mayers abstaining. Member Turner abstained on the Turners Way section.

ANR 497 Mt. Blue Street

Member Washburn moved to waive the \$300 fee on the application. The motion was denied 2-3 with Members Etzel, Turner and Cadman voting against.

Member Etzel moved that findings B-J and L-W were satisfied and K and X were not satisfied. The motion was approved by a vote of 5-0.

Member Cadman moved that finding A was not satisfied and to deny the ANR request. The motion was approved by a vote of 5-0.

Member Washburn moved to waive the \$300 fee on the 5/22/13 plan. The motion was approved by a vote of 5-0.

Member Etzel moved to accept the 5/22/13 ANR plan. The motion was approved by a vote of 5-0.

Wildcat OSRD Subdivision Lot 1

The applicant is requesting to change the location of the driveway for Lot 1 within the Wildcat OSRD. The driveway location was determined during the design process and required by covenant. Some grading of the lots in regards to the roadway have made the location required by the covenant a less safe location. Increased sight distances can be achieved by moving the driveway. This will require a change to the covenant for lot 1 and a modification of the sightline easement on lots 1 and 2.

Member Cadman moved to approve the alterations. The motion was approved by a vote of 5-0.

Committee Reports and Appointments

Member Etzel moved to appoint Kevin Cafferty as an at-large member of the Pathways Committee until 6/30/16. The motion was approved by a vote of 5-0.

Member Cadman moved to appoint Ken Cadman as the Planning Board representative to the Pathways Committee until 6/30/14. The motion was approved by a vote of 5-0.

ANR: 46 Cedar Point

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Member Etzel moved to accept the ANR application for 46 Cedar Point. The motion was approved by a vote of 5-0.


Active Subdivisions

Turners Way: Member Turner recused herself. The Board requested that Chessia Consulting provide an updated estimate to complete prior to discussing the release of the remaining lot 10B.

ADJOURNMENT

At 9:30 p.m., Member Etzel 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 26, 2013.



Ken Cadman, Clerk

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