

PLANNING BOARD
TOWN OF NORWELL

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

TOWN OF NORWELL
TOWN CLERK

2013 DEC 26 AM 9:37

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**Norwell Planning Board Meeting Minutes
September 11, 2013**

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

Draft Agenda

Member Washburn moved that the Board approve the draft agenda. The motion was approved by a vote of 3-0.

Bills

Patriot Ledger	Advertising Public Hearing	\$302.94
Chessia Consulting	Wildcat Lot 12	\$230.00
Chessia Consulting	Wildcat OSRD	\$841.00

Member Mayers moved to approve the bills. The motion was approved by a vote of 3-0.

FEMA flood plain maps

FEMA is amending their flood plain maps again and the flood hazard area is expanding significantly in Scituate and Marshfield. It is expanding in Norwell along the North River to a lesser extent, but it will affect a few homes along the river. These homes may need to acquire flood insurance if they fall within the new zone.

Public Hearing: Economic Development Committee (EDC) Zoning Amendment

The EDC presented their zoning amendment. The amendment is a revision of the proposal that did not pass at the Spring Town Meeting. This proposal affects only the Business Districts and includes a height increase in the Business B and C districts, a reduction the required open space, reduction in setbacks, increased ground coverage within the Aquifer Protection District and a reduction in parking. The purpose of this amendment is to attract more commercial business and development thereby increasing the commercial tax base and providing tax relief for the town's residents.

Public opposition focused on the lack of community participation, the negative effects on the town character, the traffic increases that will affect High Street from the additional

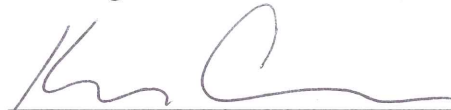
development, stormwater and flooding issues with the increase in impervious surfaces and the potential impacts on ground water and the wells.

Member Washburn moved to close the hearing. The motion was approved by a vote of 3-0.

ADJOURNMENT

At 9:30 p.m., Member Mayers moved that the Board adjourn. The motion was approved by a vote of 3-0.

I certify that the above minutes were reviewed and approved by the majority vote by the Planning Board on October 30, 2013.



Ken Cadman, Clerk

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