

PLANNING BOARD
TOWN OF NORWELL

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TOWN OF NORWELL
TOWN CLERK

2013 DEC 19 AM 10:08

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**Norwell Planning Board Meeting Minutes
September 25, 2013**

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

Draft Agenda

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

Bills

Horsley Witten Group Invoice #33332: \$902.90

Member Etzel moved that the Board pay the invoice. The motion was approved by a vote of 5-0.

Chessia Consulting Invoice #9577: Henrys Lane \$838.38

Member Washburn moved that the Board pay the invoice. The motion was approved by a vote of 4-0-1 with Member Turner abstaining.

Minutes

06/12/2013 Regular Session

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

06/12/2013 Executive Session

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

06/26/2013

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

07/10/2013

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

07/24/2013

Member Washburn moved to approve the minutes. The motion was approved by a vote of 3-0-2 with Members Turner and Etzel abstaining.

08/7/2013

Member Cadman moved to approve the minutes. The motion was approved by a vote of 4-0-1 with Member Washburn abstaining.

ANR 300 Washington Street

The 9/4/13 plan indicates that block 30 lot 82 is to be divided, but it is actually block 30 lot 120 that is to be divided. The divided portion of lot 120 is to merge with lot 82.

Member Washburn moved that Findings B-I and K-X were satisfied and that Finding J was not satisfied. The motion was approved by a vote of 5-0.

Member Washburn moved that Finding A was not satisfied and to deny the plan. The motion was approved by a vote of 5-0.

ANR 300 Washington Street

Member Etzel moved to accept an ANR plan for 300 Washington Street dated 9/4/13. The motion was approved by a vote of 5-0.

Public Hearing: 40 Mount Blue Street (National Grid Substation) Scenic Road

At 7:30 the notice was read and the hearing was opened. David Arthur from National Grid appeared before the Board and explained the proposal. There have been substantial upgrades to the substation and the utility needs to open a second curb cut to access the northern side of the substation and the line infrastructure to the rear of the station. The upgrades to the station included the installation of new utility poles which would interfere with the existing access to the rear of the site once the stabilizing guy wires are installed.

Conditions were approved that ensured the roadway swale would not be affected, the wall would be cleared of debris and trees would be installed on the applicant's property to screen the substation.

Member Washburn moved to approve the scenic road application with the 8 conditions in the report. The motion was approved by a vote of 5-0.

Discussion: Economic Development Committee Zoning Amendment Proposal

The Board held a public hearing on 9/11. The Board discussed concerns regarding the affect the amendment would have on the Aquifer Protection District and the potential effects on the ground water supply of the town. In addition, there were concerns regarding the reduction in setbacks and the increase in density without any design controls to encourage the type of development that the town would want.

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Member Cadman moved to recommend the zoning amendment. The motion was denied by a vote of 2-3 with Members Etzel, Washburn and Turner voting against.

Town Center Consultant

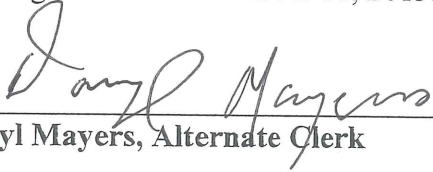
The Board received two cost estimates for the town center study from BETA Group and VHB.

Member Washburn moved to proceed with contract negotiations with BETA Group. The motion was approved by a vote of 5-0.

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 December 11, 2013.



Darryl Mayers, Alternate Clerk

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