

PLANNING BOARD
TOWN OF NORWELL

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TOWN OF NORWELL
TOWN CLERK

2014 MAY 15 AM 10:05

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**Norwell Planning Board Meeting Minutes
April 30, 2014**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Sally Turner, Brad Washburn, Darryl Mayers, Ken Cadman and Peggy Etzel. 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 5-0.

Bills

Chessia Consulting	Barrel Lane	Invoice# 1205	\$1,521.00
	59 Pond Street – Audi	Invoice#1230	\$2,079.00
WB Mason		Invoice#I17696700	\$8.25
		Invoice#I17565989	\$4.17
BETA Group		Invoice#3	\$2,200.00

ANR Block 59 Lot 2

Member Etzel moved that findings B-X were satisfied. The motion was approved by a vote of 5-0.

Member Etzel moved that finding A was satisfied and to approve the ANR plan. The motion was approved by a vote of 5-0.

Town Center Affordable Housing Development

Selectman McBride presented the Community Housing Trust's proposal for a new affordable housing development on the site of the Norwell Police Station, which is scheduled to be decommissioned in early 2015. The project would feature 14 affordable units developed in conjunction with a builder selected through the RFP and competitive bidding process. First Parish Church supports the proposal.

Member Etzel moved that the Planning Board support the proposal as it is consistent with the Boards vision for the town center. The motion was approved by a vote of 5-0.

Heritage Lane Surety

The Selectmen accepted the \$8,000 check in response to the demand made on the surety funds. Of the remaining items on the estimate to complete the Board wants to focus on installing bounds, cleaning the catch basins and having a final as-built plan created.

Member Washburn moved that Staff solicit cost estimates to get the work completed. The motion was approved by a vote of 5-0.

59 Pond Street (Audi) Site Plan Review

John Boardman presented the revised project to the Board. Because of Zone A surface drinking water regulations the applicant had to remove the proposed paved parking lot at the rear of the site. Storm Water BMP's have been incorporated into the plan as allowed for on a redevelopment site. Water quality to the Accord Pond tributary will be improved as a result of the proposal. In addition, the customer parking originally proposed on the sloped access drive was removed and on-site vehicle circulation was improved.

Loading and unloading areas were not shown on the plan. Trucks have been pulling off Accord Park Drive onto the shoulder for this purpose, which is technically not allowed. However, this condition has existed for approximately 40 years and no known complaints have been lodged with the town. The layout and size of the site limits the opportunity to provide official areas to load and unload vehicles. Photographs were submitted by Dan Leahy showing the unloading of a truck along the side of Accord Park Drive, which did not appear to be affecting traffic. The Board determined that showing these areas would not be a condition of approval on the recommendation to the ZBA.

Member Washburn moved that the Board recommend that the ZBA approve the proposal with the seven conditions outlined in the report. The motion was approved by a vote of 5-0.

ANR 166 Pleasant Street

Member Etzel moved that findings B-X were satisfied. The motion was approved by a vote of 5-0.

Member Cadman moved that finding A was satisfied and to approve the ANR plan. The motion was approved by a vote of 5-0.

Bay Path Lane OSRD

Member Etzel recused herself.

4850.6.e.2 Roadside and Adjacent Property Buffer Areas Waiver Request

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Member Washburn moved that the Board approve a reduction in the vegetated buffer area from 75 to 50 feet along developed residential property adjacent to the subdivision. The motion was approved by a vote of 4-0.

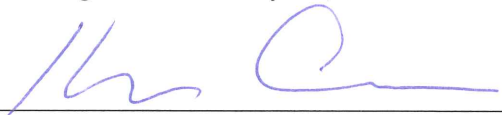
The Board approved the Special Permit on April 9, 2014 subject to conditions that would be approved at a later date.

Member Washburn moved that the Board vote to require that any Project approval shall be subject to the terms and conditions of approval set forth below (in §XII of the Report); and, furthermore, in the event of an appeal that eliminates any of the conditions of approval, the approval shall be deemed revoked for noncompliance with the underlying regulation. The motion was approved by a vote of 4-0.

ADJOURNMENT

At 10:25 p.m., Member Washburn 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 May 14, 2014.



Ken Cadman, Clerk

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