

PLANNING BOARD  
**TOWN OF NORWELL**

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TOWN OF NORWELL  
TOWN CLERK

2015 JUL 23 AM 9:16

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**Norwell Planning Board Meeting Minutes  
December 3, 2014**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Brad Washburn, Peggy Etzel, Ken Cadman, Darryl Mayers and Patrick Campbell. 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.*

**Minutes**

**July 21, 2014:** *Member Etzel moved that the Board approve the minutes. The motion was approved by a vote of 4-0 with Member Mayers abstaining.*

**Bills**

WB Mason Invoice I21834661 \$25.87

*Member Mayers moved that the Board pay the bill. The motion was approved by a vote of 5-0.*

**Budget**

*Member Etzel moved that the Board approve the proposed budget. The motion was approved by a vote of 5-0.*

**District Local Technical Assistance Application**

The Board reviewed a revised draft of the DLTA application requesting funding for a zoning study of the Washington Street Corridor.

*Member Etzel moved that the Board submit the DLTA application to MAPC. The motion was approved by a vote of 5-0.*

**Stetson Estates**

The applicant is requesting that a review fee account of \$5000 be established in order for the town's engineer to review a traffic and sight distance study prior to the formal submission of the subdivision proposal.

*Member Etzel moved that the Board establish the review fee account. The motion was approved by a vote of 5-0.*

### **Harvest Place Subdivision**

Remaining issues, including the cleaning of the Stormceptors and installing signage, were performed by the applicant. The remaining issue concerns a small grading inconsistency between the plans and what has been constructed. A small amount of stormwater from the house lots originally proposed to flow to the basin will now flow into the nearby woods. However, the applicant's engineer demonstrated that even under this scenario the overall amount of stormwater flowing from the site to abutting properties would still be substantially reduced from the existing condition.

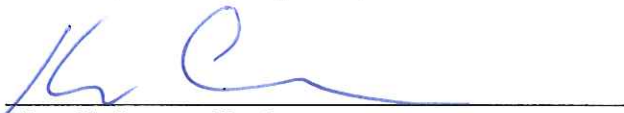
*Member Cadman moved to approve the grade change as shown on the as-built plan. The motion was approved 5-0.*

*Member Mayers moved to release the lenders agreement. The motion was approved 5-0.*

### **ADJOURNMENT**

*At 9:50 p.m., Member Campbell 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 April 29, 2015.



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**Ken Cadman, Clerk**

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