



PLANNING BOARD
TOWN OF NORWELL

Post Office Box 295
Norwell, Massachusetts 02061
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TOWN OF NORWELL
TOWN CLERK
2014 MAY 15 AM 10:05

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**Norwell Planning Board Meeting Minutes
March 12, 2014**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Sally Turner, Darryl Mayers and Ken Cadman. 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 3-0.

2/12/14 Minutes

Member Cadman moved that the Board approve the 2/12/14 Minutes. The motion was approved by a vote of 3-0.

Bills

Chessia Consulting:

Turners Way	Invoice No. 1222	\$297.50
Birchwood	Invoice No. 1174	\$182.50
59 Pond Street	Invoice No. 1217	\$1603.50

Horsley Witten Invoice No. 34211 \$14,540.85

Member Cadman moved that the Board approve the bills. The motion was approved by a vote of 3-0.

ANR 166 Pleasant Street

The lot lines depicted on the plan are not consistent with the Assessors Maps and the most recently recorded plan for the property. The applicant could not explain this discrepancy.

Member Turner moved to waive the fee as part of the property is proposed to be gifted to the town. The motion was approved by a vote of 3-0.

Member Turner moved that findings B, F and J were not met. The motion was approved by a vote of 3-0.

Member Turner moved that finding A was not satisfied and to deny the plan. The motion was approved by a vote of 3-0.

George Road

The applicant, Phil Johnson, presented the steps he took in the process of constructing the roadway.

The Board accepted testimony from Barry Halloran a resident of George Road who made the assertions that there were no inspections of the roadway, the roadway was not crowned properly, no compaction tests were ever done.

The Board requested that the applicant submit tally slips, any engineering reports and for staff to speak with town engineering consultant, Chessia Consulting, to inquire as to what additional materials or tests should be conducted to be able to make a determination on the roadway.

OSRD By-Law Interpretation

Steve Bjorkland has asked to come in and get a response to his question regarding the OSRD bylaw and whether the Planning Board would require a roadway be built to get reductions in section 2450 lot shape.

Section 6.b.6 of the by-law says that "Only lots on the street to be created by the OSRD subdivision Special Permit are to benefit from the reduced area, setback and frontage requirements. No reductions of frontage, setbacks and area shall be allowed on any lot that fronts on an existing way not created via OSRD Special Permit."

Section 7.c states that any OSRD Special Permit Approval must be followed by the submittal of an OSRD definitive subdivision plan. Steve's proposal is not a subdivision because both of the lots would have the required frontage on a public way.

The Board determined that a new roadway must be created for a new subdivision in order to benefit from the reduced lot requirements in the OSRD bylaw.

Heritage Lane Surety Demand

The attorneys for the surety company have offered \$7,000 to settle this claim. The Board requested Town Counsel to ask for \$8,000 and they would agree to settle.

ADJOURNMENT

At 9:30 p.m., Member Cadman 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 May 14, 2014.



Ken Cadman, Clerk

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