



PLANNING BOARD  
**TOWN OF NORWELL**

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

**Norwell Planning Board Meeting Minutes  
March 26, 2014**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Sally Turner, Brad Washburn, Peggy Etzel and Ken Cadman. 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 4-0.*

**Minutes**

*12/11/13: Member Etzel moved that the Board approve the 12/11/13 minutes as amended. The motion was approved by a vote of 3-0-1. Member Cadman abstained.*

*1/8/14: Member Etzel moved that the Board approve the 1/8/14 minutes. The motion was approved by a vote of 3-0-1. Member Cadman abstained.*

**George Road**

The Board had further discussions regarding the construction of the private way and whether the roadway was adequate width, grade and construction in order to provide access, and therefore frontage, for new lots. The Board discussed a few legal cases, which seemed to indicate that standards for access and construction primarily focus on whether a roadway is adequate for emergency vehicles to travel.

The Town currently has no private way policy, so the default roadway standard is the subdivision roadway requirements in the Planning Board Rules and Regulations. However, since it is not a subdivision roadway the Board is uncomfortable requiring full compliance with the Rules and Regulations beyond the required width, grade and construction requirements.

Residents of George Road again stated their opinion that the drainage was not constructed properly, the crown was incorrect and that there were legal access issues.

The Board requested that the applicant get a letter from the Fire Chief regarding the ability of emergency vehicles to access the proposed lots.

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**Public Hearing: Ground-Mounted Photovoltaic Installations By-law**

*At 7:55 p.m., Member Etzel moved that the Board open the public hearing. The motion was approved by a vote of 4-0*

The Board expressed concern about allowing large scale solar facilities on private property, particularly in residential districts. Modifications were proposed to the bylaw that would allow large scale solar facilities on town property only.

There was no public testimony.

*Member Cadman moved to approve and recommend the bylaw to town meeting as amended if approved by Town Counsel. The motion was approved by a vote of 4-0.*

*Member Washburn moved to close the public hearing. The motion was approved by a vote of 4-0.*

**Public Hearing: Demolition Delay By-law**

*At 8:37 p.m., Member Etzel moved that the Board open the public hearing. The motion was approved by a vote of 4-0.*

Members of the Norwell Historic Commission attended the meeting to discuss the bylaw. They are interested in revising the bylaw to address the following issues they have encountered during enforcement of the bylaw: (1) foundation and septic construction on a lot during the demolition delay time period, (2) determining which historic structures would be regulated by the bylaw, (3) the withdrawal process and time limits on applications, and (4) the ability to grant waivers from certain sections of the bylaw.

*Member Washburn moved to approve and recommend the bylaw to town meeting. The motion was approved by a vote of 4-0.*

*Member Etzel moved to close the public hearing. The motion was approved by a vote of 4-0.*

**Public Hearing: Medical Marijuana By-law**

*At 9:25 p.m., Member Washburn moved that the Board open the public hearing. The motion was approved by a vote of 4-0.*

*Member Etzel moved to approve and recommend the bylaw to town meeting. The motion was approved by a vote of 4-0.*

*Member Etzel moved to close the public hearing. The motion was approved by a vote of 4-0.*

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**ANR George Road**

*Member Cadman moved to accept the ANR plan. The motion was approved by a vote of 4-0.*

**ADJOURNMENT**

*At 10:00 p.m., Member Cadman 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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