



PLANNING BOARD  
**TOWN OF NORWELL**

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2015 JUL 23 AM 9:09

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**Norwell Planning Board Meeting Minutes  
February 4, 2015**

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

**Draft Agenda**

*Member Etzel moved that the Board approve the draft agenda. The motion was approved by a vote of 4-0 (Member Campbell had not arrived).*

**Bills**

WB Mason	Invoice I23111666	\$150.00
Chessia Consulting	Invoice 1326	\$584.00

*Member Etzel moved that the Board approve the bills. The motion was approved by a vote of 4-0 (Member Campbell had not arrived).*

**Clapp Brook Road Acceptance**

Though not required at the time the subdivision was approved, the homeowners on Clapp Road have recently formed an association that obligates the homeowners to maintain the stormwater basins and infrastructure not within the right of way. The homeowners have also agreed to pay outstanding taxes on the street parcel of approximately \$1,818.60.

*Member Etzel moved that Clapp Brook Road is well built and so constructed that it is at least equal to the average construction of existing highways of the Town, has proper grades in relation to abutting land and connecting streets, and conforms to the Planning Board's Rules and Regulations. The motion was approved 5-0.*

*Member Etzel moved that the Planning Board vote to report its recommendation to the Board of Selectmen that Clapp Brook Road should be accepted as a public way. The motion was approved by a vote of 5-0.*

**Public Hearing Forest Street Pathway Scenic Road**

Member Cadman read the public hearing notice and the hearing was opened.

The Norwell Pathway Committee applied to the Planning Board in order to construct a section of the Norwell Bike Path approximately 5000 feet long. To construct this project approximately 35 trees must be removed and approximately 150 feet of stonewall relocated along the Forest Street roadway.

Issues regarding drainage, pedestrian safety and roadway character were discussed. The two roadway crossings, though not ideal, were necessary because of the drainage swale on the south side of the street. Sight lines will be improved with the removal of trees and signage will be placed warning vehicles of the cross walks. In addition, the reconstruction of the Circuit Street/Forest Street intersection and the narrowing of the roadway on the one way section of Forest Street to 16 feet will encourage drivers to slow the speed of their vehicles. The Pathways Committee will hold an additional meeting to address drainage concerns of the residents.

The Board found that the removal of the trees would allow for the construction of a bike path that would dramatically improve safety for pedestrians and allow greater sight distances for vehicles. Stone walls would be reconstructed to preserve the character of the roadway. The master plan calls for the creation of bike paths and other infrastructure that provides for non-motorized transportation and recreation.

The alterations proposed provide the minimum space necessary and limits the effects on the character of the roadway to the maximum extent feasible for construction of the bike path.

*Member Cadman moved to close the public hearing. The motion was approved 5-0.*

*Member Cadman moved to approve the tree removal and wall relocation under the Scenic Road Bylaw. The motion was approved 5-0.*

### **Bay Path Lane OSRD**

Member Etzel Recused herself.

The Board voted on the Bay Path Lane OSRD application and plans. For further descriptions of the findings, waivers and conditions see the Bay Path Lane Extension Certificate of Vote dated February 4, 2015.

*MOTION: Member Campbell moved that the Board find that all of the requirements of Planning Board Rules and Regulations Section 6 have been satisfied with the approved waivers, and provided further that the waivers previously voted shall be automatically rescinded unless all of the conditions of approval in the Certificate of Vote are fully satisfied.*

*VOTE: The motion was approved 4-0.*

*MOTION: Member Campbell moved that the Board find that all of the requirements of Planning Board Rules and Regulations Section 7 have been satisfied with the approved waivers, and provided further that the waivers previously voted shall be automatically rescinded unless all of the conditions of approval in the Certificate of Vote are fully satisfied.*

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*VOTE: The motion was approved 4-0.*

*MOTION: On February 4, Member Campbell moved that the Board vote to determine that any approval of the Application and endorsement of the definitive subdivision and construction plans, dated 9/17/14, as revised through 12/31/14, shall be subject to the terms and conditions of approval noted this Section (VI. Conditions of Approval)*

*VOTE: The motion was approved 4-0.*

*MOTION: Member Campbell moved that the Board vote to grant Definitive Subdivision approval subject to the above-enumerated conditions (VI. Conditions of Approval) and provided that all waivers granted are expressly subject to full compliance with all of the above conditions (VI. Conditions of Approval) and, furthermore, in the event of an appeal that eliminates any of the stated conditions of approval, the approval shall be deemed revoked for noncompliance with the underlying regulation at issue.*

*VOTED: The motion was approved 4-0.*

#### **ADJOURNMENT**

*At 9:30 p.m., Member Campbell moved that the Board adjourn. The motion was approved by a vote of 4-0 (Member Etzel had left the meeting prior to the Bay Path Lane vote).*

I certify that the above minutes were reviewed and approved by the majority vote by the Planning Board on May 13, 2015.



**Ken Cadman, Clerk**

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