

PLANNING BOARD
TOWN OF NORWELL

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TOWN OF NORWELL
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2015 JAN 22 AM 8:32

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**Norwell Planning Board Meeting Minutes
January 7, 2015**

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

Draft Agenda

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

2015 Schedule

Member Mayers moved that the Board approve the 2015 meeting schedule. The motion was approved by a vote of 3-0.

Bills

Tibbets Engineering Corp.	Invoice 60286	\$5,901.65
Chessia Consulting	Invoice 1358 – Wildcat Lot 21	\$183.30
	Invoice 1341 – Harvest Place	\$574.50
	Invoice 1340 – Bay Path Lane	\$211.50
	Invoice 1351 – Bay Path Lane	\$3,056.50
BETA Group	Invoice 11	\$2,800.00

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

Minutes

9/24/14 Meeting: Member Campbell moved that the Board approve the 9/24/14 minutes. The motion was approved by a vote of 3-0. Member Mayers recused himself.

10/8/14 Meeting: Member Campbell moved that the Board approve the 10/8/14 minutes. The motion was approved by a vote of 3-0. Member Etzel recused herself.

2015 Zoning Initiatives

Regarding the Solar Array Overlay District, the Board discussed potential issues with the Water Department not wanted their land zoned for large scale ground mounted solar arrays and Town Counsel's concern about the legality of only including town owned land within the overlay district. The Board determined that the industrial parks would be a good location for the overlay district as land is available in those areas, the restrictions in the bylaw would protect abutting residents from any negative impacts and the concerns of the Water Department and Town Counsel would be addressed. Staff will draft a map of the new proposed district.

Public Hearing Bay Path Lane OSRD

Member Etzel recused herself.

Member Cadman read in the public hearing notice.

The issue of Definitive Subdivision compliance with the Special Permit was discussed.

Substantial consistency between a definitive subdivision plan and a special permit plan is based on the following:

1. *An increase in the number of building lots;*

The number of lots is not increased.

2. *A material decrease in the open space acreage or lot layout;*

The definitive plan has a reduced amount of upland open space and the open space is separated by a wetland. The Board determined that the square feet of upland open space is still substantially above the amount required by the by-law. In addition, two large tracts of upland open space are separated by a single wetland that is relatively narrow and potentially traversable. As the upland open space areas were both large and accessible the Board was amenable to the plan.

3. *A material change in the general development pattern which adversely affects natural landscape features and open space preservation;*

The development pattern did not affect the natural landscape features or open space preservation.

4. *Material changes to the stormwater or wastewater management facilities.*

Though the stormwater management facility moved to the north eastern section of the property and is now a traditional basin the fact that the upland open space still exceeds requirements does not bring this to a level of material change.

Member Campbell moved that the plan is substantially compliant with the incorporation of 3 gravel parking spaces on lot 18 with parking and trail signage as conditioned in the Special Permit approval. Also required are the boulders delineating private land from open space as conditioned in the Special Permit approval. The motion was approved 3-0.

The public hearing was continued to 1/21 at 8:00 p.m.

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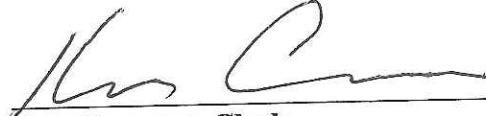
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ADJOURNMENT

At 9:30 p.m., Member Campbell 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 January 21, 2015.



Ken Cadman, Clerk