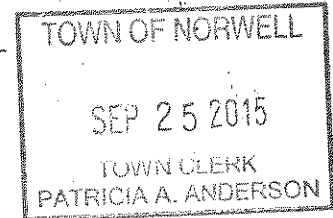


PLANNING BOARD
TOWN OF NORWELL

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

15 SEP 25 AM 8:23



**Norwell Planning Board Meeting Minutes
July 8, 2015**

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

Agenda

Member Cadman moved that the Board approve the agenda. The motion was approved by a vote of 5-0.

Minutes

5/13/15 Member Cadman moved that the Board approve the 5/13/15 Minutes. The motion was approved by a vote of 5-0.

Planning Board Reorganization

Member Cadman moved to appoint Brad Washburn as chair. The motion was approved by a vote of 5-0.

Member Washburn moved to appoint Ken Cadman as vice chair. The motion was approved by a vote of 5-0.

Member Cadman moved to appoint Darryl Mayers as clerk. The motion was approved by a vote of 5-0.

Member Washburn moved to appoint Patrick Campbell as alternate clerk. The motion was approved by a vote of 5-0.

Bay Path Lane Easements

The Board reviewed the Grant of Easement submitted by the applicant Verrochi Realty Trust Corp. The easement granted (1) public access to the Bay Path Lane Extension roadway, (2) public access to the trail network within the open space areas, (3) public non-motorized vehicle access and Town of Norwell employee motorized access for the Emergency Lane, (4) the right for the Town to construct a water lines or mains in the designated easement area on the plans, and (5) rights for the Town to access and maintain the stormwater basin.

Member Campbell moved that the Board approved the Grant of Easement document. The motion was approved 5-0.

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Town Center Plans

Member Campbell moved to endorse the town center design plan with the parallel parking space concept. However, work to maximize the number of public on-street parking spaces and improve loading facilities for all business owners shall continue. The motion was approved 5-0.

Public Hearing: Circuit Street 59-47 Scenic Road

At 7:30 Member Cadman read the public hearing notice and the hearing was opened. Applicant, David Buckley, Project Manager for Toll Brothers appeared before the Board to present the plan set. The 16' opening in the stone wall would allow construction of a driveway serving a new single family home. The bearing arrows are not consistent on the plan.

Member Campbell moved to close the public hearing. The motion was approved 4-0-1 (Member Mayers abstained).

Member Campbell moved to approve the application and plan set with a requirement that the applicant revise the bearing arrows. The motion was approved 4-0-1 (Member Mayers abstained).

Public Hearing: Circuit Street 59-46 Scenic Road

At 7:45 Member Cadman read the public hearing notice and the hearing was opened. Applicant, David Buckley, Project Manager for Toll Brothers appeared before the Board to present the plan set. The 16' opening in the stone wall would allow construction of a driveway serving a new single family home.

Member Campbell moved to close the public hearing. The motion was approved 4-0-1 (Member Mayers abstained).

Member Crystal-Lowry moved to approve the application and plan set. The motion was approved 4-0-1 (Member Mayers abstained).

ADJOURNMENT

At 8:30 p.m., Member Washburn 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 September 23, 2015.

Clerk / Alt. Clerk

