



PLANNING BOARD  
**TOWN OF NORWELL**

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

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TOWN CLERK

2015 JUL 23 AM 9:09

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**Norwell Planning Board Meeting Minutes  
March 11, 2015**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Darryl Mayers, Ken Cadman, Brad Washburn, 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 yet).*

**Minutes**

*10/22/14 Minutes: Member Etzel moved that the Board approve the minutes. The motion was approved by a vote of 3-0 (Member Campbell had not arrived and Member Cadman recused himself).*

*11/5/14 Minutes: Member Mayers moved that the Board approve the minutes. The motion was approved by a vote of 3-0 (Member Campbell had not arrived and Member Etzel recused herself).*

**Bills**

Bond Printing Company	Invoice 29135	\$39.80
Chessia Consulting		
Bay Path Lane Extension	Invoice 1327	\$2,194.00
	Invoice 1362	\$4,002.00
Wildcat Lot 28	Invoice 1365	\$183.30
Cavanaro Consulting Heritage Lane Estates LLC		\$4,950.00
Horsley Witten Group	Invoice 36057	\$2,1364.62

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

**Public Hearing: OSRD**

The Board is proposing several modifications to the OSRD bylaw including clarifying language on waivers, the process for pre-application conferences, the open space requirements, establishes a new vegetated buffer for shorter subdivision roads, reduces the

width of streets to 24 feet and requires the submission of a traditional subdivision plan along with the OSRD plan.

*Member Etzel moved to approve amendments to section 4850 as amended on 3/11/15. The motion was approved by a vote of 5-0.*

**Public Hearing: Solar Photovoltaic Overlay District**

The Board is proposing to establish an overlay district that would allow large scale ground mounted solar installations (larger than 1 acre) by right. The district would include both Business C districts and a parcel of Water Department owned property off of South Street.

*Member Campbell moved to approve the establishment of the district as amended on 3/11/15. The motion was approved by a vote of 5-0.*

**Public Hearing: Business Use Table**

The Board is proposing to replace existing business use sections in the zoning bylaw with a use table in the attempt to make the by-law more user friendly and streamlined.

*Member Mayers moved to approve the use table as amended on 3/11/15. The motion was approved by a vote of 5-0.*

*Member Etzel moved to close the public hearings on the zoning amendments. The motion was approved by a vote of 5-0.*

**Barrel Lane HOA**

The applicant, Toll Brothers, with the approval of Don Shute, are proposing a modification to the HOA documents. Attorney Galvin have reviewed the documents and finds them acceptable.

*Member Cadman moved to approve the revised HOA document. The motion was approved 4-0 (Member Mayers abstained).*

**22 Forest Street**

The Pathways Committee is attempting to purchase a small piece of land off of Forest Street that could provide a trail connection between Miller Woods and First Parish Church property at the town center. The committee is requesting \$1,500 from the Pedestrian Enhancement Fund to make an offer on the property.

*Member Cadman moved to approve the \$1,500 expenditure from the Pedestrian Enhancement Fund. The motion was approved 5-0.*

**ADJOURNMENT**

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*At 8:30 p.m., Member Mayers 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 May 13, 2015.

  
\_\_\_\_\_  
**Ken Cadman, Clerk**

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