



PLANNING BOARD  
**TOWN OF NORWELL** TOWN OF NORWELL  
TOWN CLERK

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Norwell, Massachusetts 02061  
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2015 JUL 23 AM 9:16

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**Norwell Planning Board Meeting Minutes  
May 13, 2015**

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

**Draft Agenda**

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

**Minutes**

*1/21/15: Member Campbell moved that the Board approve the 1/21/15 minutes. The motion was approved by a vote of 4-0. Member Etzel abstained.*

*2/4/15: Member Etzel moved that the Board approve the 2/4/15 minutes. The motion was approved by a vote of 5-0.*

*3/11/15: Member Mayers moved that the Board approve the 3/11/15 minutes. The motion was approved by a vote of 5-0.*

*4/8/15: Member Cadman moved that the Board approve the 4/8/15 minutes. The motion was approved by a vote of 3-0. Members Etzel and Washburn abstained.*

*4/29/15: Member Mayers moved that the Board approve the 4/29/15 minutes. The motion was approved by a vote of 5-0.*

**Bills**

Chessia Consulting		
Wildcat Lot 21	Invoice 1403	\$230.00

*Member Etzel moved that the Board pay the outstanding invoice. The motion was approved by a vote of 5-0.*

## White Barn Lane

The Board discussed the arguments heard during the public hearing. The Board determined that an initial vote was necessary regarding MGL 81O and whether the proposal constituted a subdivision modification requiring Planning Board approval under MGL 81W. If it was determined to be a subdivision modification a second vote would be necessary to determine if abutter consent would be required under MGL 81W.

Discussion focused on the Patelle v. Woburn case, the effect on the marketability of title to the Schuller and MacDonald properties, maintenance issues and the costs/responsibility of the existing owners, temporary v. permanent effects on marketability, the cul-de-sac removal and the past approval of the proposal by the ZBA. (Specific findings can be found in the decision of the Planning Board dated 5/27/2015)

*Member Campbell moved that the proposed street/way alterations would require a Planning Board approved subdivision modification under Chapter 41 Section 81W. The motion was approved 4-0 (Etzal recused).*

*Member Campbell moved that the subdivision modification under Chapter 41 Section 81W would require abutter consent. The motion was approved 3-1 (Cadman opposed / Etzel recused).*

## Cowings Cove

The applicant has yet to address any of the issues brought to their attention by the Planning Staff. Staff will speak with town counsel about making a partial demand on funds to undertake some of the remaining work.

## ADJOURNMENT

*At 8:00 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 July 8, 2015.



**Ken Cadman, Clerk**

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