



PLANNING BOARD  
**TOWN OF NORWELL**

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TOWN OF NORWELL  
TOWN CLERK  
2015 OCT -8 AM 8:50  
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**Norwell Planning Board Meeting Minutes  
September 9, 2015**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Darryl Mayers, Patrick Campbell, Brad Washburn and Ken Cadman. Jamie Crystal-Lowry was absent. 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 4-0.*

**Minutes**

*5/27/15: Member Campbell moved that the Board approve the minutes. The motion was approved 3-0 (Member Mayers recused himself).*

**ANR 16 London Hill Lane**

Paul Mirabito presented the plan to the Board. London Hill Lane is a subdivision approved by the Planning Board on July 1, 1971. Dwellings were constructed on the lots created with frontage on London Hill Lane. The Planning Board approval allowed the second half of the roadway to be constructed with a gravel surface. Certain subdivision waivers, including the gravel surface, were granted based on there being four lots in the development, as stated in the covenant. Though the lots were allowed to be built upon it is unclear if the Planning Board ever approved the lots for construction and, in addition, it appears that the roadway itself was not constructed according to the plans. Specifically, no cul-de-sac was ever built, and the roadway is narrower than approved and not constructed within the right-of-way indicated on the plan set.

*Member Mayers moved that the Board deny the ANR plan without prejudice as the construction of the roadway is required to be brought up to the standards dictated by the plan and the 1971 approval of the Planning Board. The motion was approved 4-0.*

**Laurelwood Subdivision**

The Planning Board is holding approximately \$31,000 for uninspected pavement at the Laurelwood Subdivision to be release in 5 year intervals. The first release of \$15,000 is to occur in 2015. The Highway Department identified several areas where they would like preventative maintenance to occur as cracks are appearing in the roadway. In addition, The