

PLANNING BOARD  
**TOWN OF NORWELL**

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2017 JAN 26 AM 10:54

**Norwell Planning Board Meeting Minutes  
November 9, 2016**

The meeting was called to order at 6:30 P.M. with Jamie Crystal-Lowry presiding. Also present were Board Members Ken Cadman, Patrick Campbell and Don Mauch. Unable to attend was Scott Fitzgerald. The meeting was held in the Planning Office.

**Town Planner**

The Board went into Executive Session at 6:35 to discuss the resumes of applicants for the Town Planner with Human Resources Director Childs. The Board came out of Executive Session at 7:25 P.M.

**Agenda**

*After a motion was duly made by Member Cadman and seconded to approve the agenda. The motion was approved by a vote of 4-0.*

**Bills**

Five bills were reviewed:

|                    |                               |             |
|--------------------|-------------------------------|-------------|
| Horsley Witten     | Invoice 9426                  | \$15,081.11 |
| Mass Pavement      | Application 8 Final Retainage | \$22,764.25 |
| Mass Pavement      | Application 7                 | \$5,462.50  |
| W.B. Mason         | Invoice I38775722             | \$12.92     |
| Chessia Consulting | Invoice 1166                  | \$1,197.50  |

*A motion was duly made by Member Cadman and seconded to pay the invoices. The motion was approved by a vote of 4-0.*

**Minutes**

*A motion was duly made by Member Mauch and seconded to approve the minutes of October 12. The motion was approved by a vote of 4-0.*

**Wildcat Lots 23 & 32**

John Chessia provided an engineering review of the proposed site plans for these two lots. Both site plans showed driveways with proposed 24' widths at the roadway.

A motion was duly made by Don Mauch and seconded by Jamie Lowry which proposed that the driveway at Lot 32 not exceed 16' in width and be parallel with and outside of the drainage easement that runs along the property line.

*This motion was approved by a vote of 4-0.*

A motion was duly made by Don Mauch and seconded by Kevin Cadman which proposed that the driveway at Lot 23 not exceed 16' in width at the roadway.

*This motion was approved by a vote of 4-0.*

### **103 Washington Street**

John Chgessia provided comments regarding the Proposed Site Modification Plan for 103 Washington Street. He stated that the new lot depicted on the plan does not currently exist and based on the information provided by the applicant, it is not possible for him to determine if the proposed resubdivision of the property can occur under the current zoning regulations.

Mr Chessia will apprise the Zoning Board of Appeals regarding the Planning Board's concerns and request that they evaluate the proposed plan first.

If by 11/30, the ZBA has not taken any action on the proposed plan, the Planning Board will schedule a formal review of the Proposed Site Modification Plan. That hearing was tentatively scheduled for 1/11/17.

### **Prospect Scenic Road Violation**

Highway Surveyor Ferguson did not attend the meeting. No planting plan showing where at least 14 trees of 3" caliper has been submitted to the Board for pre- approval. The Highway Dept. did forward a document to the Board which indicates that 11 trees of unknown size had been purchased and planted. The Board will request a planting plan and continue this item at the 11/30 meeting.

### **Henry's Lane Road Acceptance**

The bank which held the bond for the open subdivision items has released \$26,608.23 to the town. In light of this, the Selectmen have agreed to put the road on the plow list this winter.

### **Committee Updates**

Complete Streets - Was scheduled to meet on 11/10.

CPC - No report.

Pathways - No report

Bylaws - Has requested a joint meeting with the Planning Board on 11/30

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## OSRDs

425 Main Street will be scheduled for the meeting on 11/30.

An initial tour of the Kopasz property will be scheduled for the morning of Saturday 11/19

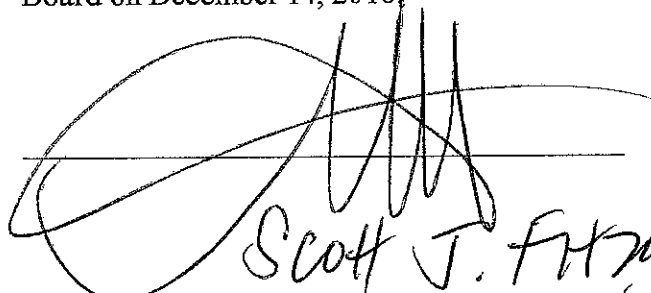
## Active Subdivision

There were no active subdivisions or ANR plans to review

## ADJOURNMENT

*At 8:55 p.m., Member Campbell moved that the Board adjourn. The motion was approved by a vote of 4-0.*

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on December 14, 2016.

  
Scott J. Fitzgerald  
— Clerk —

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