



*Office of Planning Board &
Town Planner*

TOWN OF NORWELL
Norwell Town Offices, Room 112
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Norwell, Massachusetts 02061
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2022 NOV 10 AM 10:17
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Norwell Planning Board Meeting Minutes November 2, 2022

The meeting was called to order at 7 P.M. with Board Members Brian Greenberg, Don Mauch and Member Mike Tobin present. Also present were Director of Planning and Community Development Ilana Quirk, Planning Staff Kristin Ford and Attorney Walter Sullivan. The meeting was held in the Planning Board office, Room 112, Town Hall.

Call to Order/Agenda

Motion: Moved by Member Greenberg to open the meeting. Seconded by Member Mauch. Voted Unanimously 3.0.0

Motion: Moved by Member Mauch to approve the agenda as submitted. Seconded by Member Tobin. Voted unanimously voted. 3.0.0

Citizen Commentary:

The Chair asked whether there was any citizen commentary and there was none.

Old Oaken Bucket Estates Subdivision Endorsement

The Planning Board review the documentation received from the Applicant to support endorsement of the Mylars and considered the Surety, Easements and other documents submitted.

The Board then considered and acted upon the following motions.

1. Construction Plan

Member Mauch moved that the Planning Board vote to approve the Old Oaken Bucket Estates Construction Plan, consisting of 14 sheets, as prepared by Morse Engineering, Co., Inc., and

dated April 2, 2018, as revised through October 31, 2022. Seconded by Member Greenberg. Voted Favorably: 3.0.0.

2. Endorsement Certificate

Member Mauch moved that the Planning Board vote to accept the executed endorsement certification of the Applicant's Attorney, dated November 2, 2022. Seconded by Member Tobin. Voted Favorably: 3.0.0.

3. Surety

Member Mauch moved that the Planning Board, under G.L .c.41, §81U, ¶17, vote to approve and endorse the Surety Covenant, submitted on November 2, 2022, for the Old Oaken Bucket Estates Subdivision and with the Surety Covenant to be released for recording. Seconded by Member Greenberg Voted Favorably: 3.0.0

4. Endorsement of Mylars

Member Mauch moved that the Planning Board vote to endorse the Mylars for the Old Oaken Bucket Estates Subdivision, with the Mylars consisting of 36 sheets as prepared by Morse Engineering Co. Inc., and that are dated November 11, 2017 and as revised through various dates and with the latest revision being October 24, 2022 (Sheet 12), for a definitive subdivision application originally submitted on 11-22-17 and as approved (following a resubmission of the application in September 2022) on October 13, 2022, with the condition that Sheets 1 and Sheets 8-13 (Lotting Sheets) and Sheets 14-19 (Grading Sheets) and Sheet 32 (Recording Information Sheet) of the signed Mylars shall be duly recorded by the Applicant at the Applicant's expense and the recording information for same shall be provided by the Applicant to the Planning Office and with the condition that the signed Mylars shall be held in escrow by the Planning Office and Director of Planning and Community Development and shall not be released by the Director for recording unless and until the Director confirms that both:

1. The Town Clerk has duly executed the Mylars to indicate no notice of appeal was timely received.
- and
2. Each of the following original documents and instruments has been duly executed and recorded before the signed Mylars are released for recording:
 - The October 13, 2022 Subdivision Certificate of Action
 - Declaration of Trust Homeowners Association Old Oaken Bucket Estates Homeowners' Association Trust.
 - Old Oaken Bucket Estates Access, Utility and Drainage Easement Agreement.
 - Declaration of Reservations, Easements, & Restrictive Covenants Old Oaken Bucket Estates Homeowners' Association Trust.
 - The Subdivision Roadway Easement

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- The Trustee, Manager and other Corporate Certificates to support all signatures.
- The Surety Covenant executed by the Planning Board

Seconded by Member Tobin. Voted Favorably 3.0.0.

Adjournment

Motion by Member Greenberg to adjourn the meeting at 7:15 pm. Seconded by Member Tobin.
Voted Favorably 3.0.0.

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on 11/9/22.



Brian Greenberg, Chair

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