



**PLANNING BOARD
TOWN OF NORWELL**

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**Norwell Planning Board Meeting Minutes
January 11, 2017**

The meeting was called to order at 7:25 P.M. with Vice Chair, Donald Mauch, Sr. presiding. Also present was Board Member Scott Fitzgerald and Patrick Campbell via remote. Unable to be present were Chair, Jamie Crystal-Lowry and Kenneth Cadman. The meeting was held in the Planning Office.

Agenda

After a motion was duly made by Member Fitzgerald and seconded, it was unanimously voted to approve the agenda as submitted.

Bills

The following invoices were presented for approval:

Stantec Consulting – Complete Streets	Invoice #1138327	\$3,880.39
Chessia Consulting – 103 Washington Street	Invoice #1662	\$ 299.50
Chessia Consulting – Bay Path Ln. Ext. Rev. Fee	Invoice #1667	\$ 115.00
Hi Way Safety Systems – Pathway	Invoice #22228	\$1,000.00
Horsley Witten – Bike Path thru 10/30/16		\$1,226.77

After a motion was duly made by Member Fitzgerald and seconded, it was unanimously voted to approve the following invoices:

Invoice #1662	\$ 299.50
Invoice #1667	\$ 115.00
Invoice #???	\$1,226.77

Minutes

Acceptance of the Minutes for the October 26, 2016, November 9, 2016, November 30, 2016, and December 14, 2016 was postponed for lack of sufficient attendance by those authorized to approve the same.

Updates

Vice Chair Mauch acknowledged Planning Board Administrative Assistant, Jeanne Cianciola's January 4, 2017 Letter of Resignation informing Members that her last day would be January 20, 2017.

Project Status Update

A Project Status Update by Chessia Consulting summarizing the activities to date on all pertinent Planning Board pending matters was postponed due to a lack of attendance and rescheduled to January 25, 2017.

427 Main Street OSRD Special Permit Public Hearing

After a motion was duly made by Member Fitzgerald and by Rule of Necessity, seconded by Member Campbell, it was voted unanimously to open the Public Hearing ("Hearing"), for a Special Permit for the Open Space Residential Development (OSRD) located at 427 Main Street.

Planning Board Clerk, Scott Fitzgerald read a copy of the duly advertised public notice. Member Campbell then announced his intention to recuse himself from the Hearing at which point a quorum failed to exist. Vice Chair Mauch declared that no testimony could be given or received by the Planning Board and as such, entertained a motion to Continue the hearing to a date and time certain.

After a motion was duly made by Member Fitzgerald and by Rule of Necessity seconded by Member Campbell, it was voted unanimously to Continue the Public Hearing ("Hearing"), for a Special Permit for the Open Space Residential Development (OSRD) located at 427 Main Street to January 25, 2017 at 7:30 P.M.

London Hill ANR

An ANR application for London Hill submitted to the Planning Board on December 1, 2016 was presented by Paul Mirabito of Ross Engineering Company, Inc., on behalf of his client, Judith Ripley, Trustee of Ripley Realty Trust.

After a Motion was duly made by Member Fitzgerald and seconded, it was unanimously voted to accept the London Hill ANR as submitted by Ross Engineering.

Due to several previous filings on London Hill, Vice Chair Mauch informed Planning Board Members that he had consulted and sought legal guidance on the Board's behalf from Town Counsel Galvin. Mauch conveyed Attorney Galvin's opinion that since the applicant was only dividing off a non-buildable Parcel A from Lot E, that although Lot E would remain a buildable parcel, Parcel A would not be buildable by itself. Attorney Galvin expressed that as such it would be appropriate for the Board to endorse the plan.

Vice Chair Mauch asked Mr. Mirabito if the Planning Board's understanding was his and his client's as well to which he agreed. Mauch added that the Board should note that in 2015 a prior ANR Plan was not endorsed after discovering that the original roadway construction had not conformed to the original plan in several respects. Further, that the applicant should be forewarned that there can be no new construction here until the roadway construction is remedied and that any new lots will need to be approved in compliance with the subdivision control law and rules and regulations. Mauch suggested sending a copy of the approved meeting minutes to the Building Inspector's office for their files.

There being no further discussion, after a Motion was duly made by Member Fitzgerald, it was unanimously voted to endorse the plan entitled "Plan of Land for 16 London Hill Lane in Norwell, MA, Scale 1" = 40', dated December 30, 2016 by Ross Engineering Company, Inc. as "Approval under the Subdivision Control Law Not Required," in accordance with Mass. Gen. L. c. 41 §81P.

Paul Mirabito, Ross Engineering Informal Meeting Request

Mr. Mirabito, after having requested an informal meeting with Planning Board Members presented the Board with a preliminary plan for a potential 1-2 lot subdivision at 370 Grove Street. Board Members Mauch and Fitzgerald thanked Mr. Mirabito and extended him an opportunity to leave the Plan for inspection by other Board Members and to feel free to file the requisite application for the their formal consideration.

Adjournment

There being no further business, after a motion was duly made and seconded, it was unanimously voted to adjourn the meeting at 8:45 P.M.

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on _____.

Scott Fitzgerald, Clerk

DRAFT