

TOWN OF NORWELL
 Norwell Town Offices, Room 112
 345 Main Street
 Norwell, Massachusetts 02061
 (781) 659-8021

Office of Planning Board &
 Town Planner

Norwell Planning Board Meeting Minutes 6/6/2018

The meeting was called to order at 7:22 P.M. with Vice Chair Jamie Crystal-Lowry presiding. Also present were Board Members Patrick Campbell and Brendan Sullivan, and Town Planner Kenneth Kirkland. Unable to attend was Chair Donald Mauch, Sr. and Scott Fitzgerald. The meeting was held in the Planning Office.

CALL TO ORDER/AGENDA

Motion by Mr. Campbell to open the meeting. Duly seconded and unanimously voted.

APPROVAL OF MINUTES

The minutes of the April 25, 2018 meeting were distributed and reviewed.

Motion by Mr. Campbell to approve the Minutes of the April 25, 2018 meeting as submitted. Duly seconded and unanimously voted.

BILLS

The following invoices were presented for approval:

Christopher Sullivan	Meeting Minutes	\$150.00
Kenneth Kirkland	Notary Stamp	\$29.26
Plymouth County Reg. of Deeds	Filing Fee	\$77.00
Chessia Consulting	Bogs OSRD (FY17)	\$780.00
	OOB Estates	\$7381.64

It was reiterated in discussion that payment for engineering services are funded by the Applicant.

Motion by Mr. Campbell to approve the invoices as submitted. Duly seconded and unanimously voted.

SUBDIVISIONS AND LAND DEVELOPMENTS

Old Oaken Bucket Estates – 26-Lot Residential Subdivision
 Continued Public Hearing
 Definitive Subdivision Plan

Winter Street, Cross Street, Old Oaken Bucket Road
Assessor's Map 9D, Block 49, Lots 1, 35, 62, & 65

Motion by Mr. Campbell to open the continued public hearing. Duly seconded and unanimously voted.

Mr. Kirkland advised that a request had been received from the Applicant to continue the hearing to June 13.

Motion by Mr. Campbell to continue the public hearing to June 13, 2018 at 7:15 PM. Duly seconded and unanimously voted.

MISCELLANEOUS

Planning Board Reorganization

Ms. Crystal-Lowry noted that Mr. Mauch indicated he would not be continuing as Chair and asked if any Board members wished to be Chair. Mr. Sullivan will consider doing so but would need help running the meetings. Ms. Crystal-Lowry is willing to continue as Vice-Chair and help.

Mr. Kirkland added that he sends all draft agendas and minutes to the Chair for review and approval prior to sending them to the rest of the Board. Further discussion was tabled until all Board members could be present.

Subcommittee Liaison Updates

Pathway

Mr. Sullivan advised that he met with Conservation Commission last night to discuss a proposal for an earthen berm crossing through a utility company easement for the Wompatuck Access project. He noted that the Fire and Police Chiefs had asked the Committee to try to design something emergency vehicles could use. The berm would be a more direct route and require less tree cutting than the original boardwalk proposal, but would require creation of a wetlands replication area. The Conservation Commission has requested additional information.

Economic Development

Mr. Kirkland advised that the MAPC will be discussing their draft findings from the Economic Development Forum at an EDC meeting scheduled for June 28 at 7:00.

Complete Streets

Mr. Campbell noted that construction of the Main Street sidewalk has begun. After the Town Meeting vote authorizing the project, the Committee received correspondence from MassDOT advising they would not reimburse for any work that happened before they issued their Notice to Proceed, which had not been issued to date. They are proceeding with funds on hand pending receipt of the Notice.

Mr. Campbell discussed an affordable housing forum he was attending in Devens, in particular the lack of young buyers in communities like Norwell and the inability of boomers to sell their properties. It presents a fiscal challenge for towns when retirees must bear an increasing share of the tax burden. Mr. Kirkland added that there was not necessarily a shortage of housing, just a shortage of the kind of housing needed.

TOWN PLANNER'S REPORT

Mr. Kirkland advised that he had passed his AICP exam last weekend. For the upcoming meetings, he indicated that the June 13 meeting will include a site plan review for a ten-unit freight farm proposed for behind Queen Anne's Plaza, as well as the continued public hearing for Old Oaken Bucket Estates. He also noted that an application had come in for a new conventional subdivision off Stetson Road. The public hearing for this is set for the June 27 meeting, which will also include a site plan review for a proposed 3,500 square foot addition at 119 Washington Street.

Mr. Kirkland also advised that he has finished writing the policy manual for Planning Board members; he will hand out a draft when more members are present. He is also looking into the application review and public hearing process, and would like to find ways to get comments in from all parties in advance of hearings and possibly reduce the number of continuances. Vice Chair Crystal-Lowry suggested that he put his suggestions in writing. Both matters can be discussed at a future meeting when time permits.


NEXT MEETING

June 13th, 2018 – Town Hall, Room 112, 7 pm

ADJOURNMENT

There being no further business, motion was made by Mr. Campbell to adjourn at 8:15 P.M. Duly seconded and unanimously voted.

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on June 13, 2018.



Scott Fitzgerald, Clerk

Copy filed with: Office of Town Clerk

Post to Planning Board Webpage

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JUN 13 PM 7:07
TOWN OF NORWELL
TOWN CLERK