



PLANNING BOARD
TOWN OF NORWELL

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TOWN OF NORWELL
TOWN CLERK

2016 JUN -9 AM 9:07

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**Norwell Planning Board Meeting Minutes
May 25, 2016**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Ken Cadman, Don Mauch, Scott Fitzgerald and Jamie Crystal-Lowry. Patrick Campbell arrived at 7:15. The meeting was held in the Planning Office.

Agenda

Member Crystal-Lowry moved that the Board approve the agenda. The motion was approved by a vote of 4-0.

Bills

Chessia Consulting	Bay Path Lane	Invoice 1507	\$1,517.00
		Invoice 1512	\$287.50
		Invoice 1513	\$402.50
		Invoice 1528	\$57.50
		Invoice 1529	\$57.50
	Wildcat Lot 31	Invoice 1548	\$57.50
The Patriot Ledger	Zoning Hearing Billboard Overlay	Invoice CN13409656	\$361.92
W.B. Mason	Office	Invoice I34646276	\$10.50

Member Crystal-Lowry moved that the Board pay the invoices. The motion was approved by a vote of 4-0.

Minutes

4.13.16: *Member Crystal-Lowry moved to approve the minutes. The motion was approved by a vote of 3-0 with Members Mauch and Fitzgerald abstaining.*

4.27.16: *Member Crystal-Lowry moved to approve the minutes. The motion was approved by a vote of 3-0 with Members Mauch and Fitzgerald abstaining.*

Birchwood/Fieldstone Lane Surety Demand

At the 2016 Town Meeting, Fieldstone Lane was accepted as a public way. The subdivision is now complete. However, there is an outstanding invoice due to the Planning Board's review consultant, Chessia Consulting, of \$1,197.50 for work completed in November 2013. The Board currently holds \$297.23 in the review fee account and \$902.73 in a cash surety.

The developer, Alex Kahane, has stated on several occasions that he is unwilling to pay the invoice due.

Member Mauch moved that the Board request that Town Counsel draft a letter to Mr. Kahane informing him of the Board's intention to move forward with a demand on the cash surety if the Board does not receive funds in the amount due to Chessia Consulting. The motion was approved by a vote of 5-0.

Bay Path Lane Surety Acceptance

The applicant, Mike Verrochi, provided the Board with adequate cash surety in the amount of 185K to cover the estimate to complete provided by Chessia Consulting for Bay Path Lane. Town Counsel reviewed and is satisfied with the documents.

Member Campbell moved to accept the cash surety. The motion was approved 5-0.

Member Cadman moved to sign the lot release form. The motion was approved 5-0.

Planning Board Reorganization

The Board had a discussion of what each board position and committee appointment entails and then voted the following:

Member Campbell moved to appoint Member Crystal-Lowry Chair of the Planning Board. The motion was approved 5-0.

Member Cadman moved to appoint Member Mauch Vice-Chair of the Planning Board. The motion was approved 5-0.

Member Mauch moved to appoint Member Fitzgerald Clerk of the Planning Board. The motion was approved 5-0.

Member Mauch moved to appoint Member Campbell Alternate Clerk of the Planning Board. The motion was approved 5-0.

Member Mauch moved to appoint Member Crystal-Lowry the Planning Board liaison to the Community Preservation Committee. The motion was approved 5-0.

Member Campbell moved to appoint Member Mauch the Planning Board liaison to the Zoning By-law Review Committee. The motion was approved 5-0.

Member Campbell moved to appoint Member Cadman the Planning Board liaison to the Pathways Committee. The motion was approved 5-0.

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Member Cadman moved to appoint Member Campbell the Planning Board liaison to the Complete Streets Committee. The motion was approved 5-0.

Member Mauch moved to appoint Member Campbell the Planning Board liaison to the Economic Development Committee. The motion was approved 5-0.

Capital Budget was left unfilled.

Zoning By-Law Amendments 2017

The Board discussed potentially moving forward with some zoning by-law amendments with the understanding that the Zoning By-law Review Committee would be developing a proposal to reformat the document and potentially drafting new language for the by-law.

The Board discussed revisiting the OSRD by-law as the type of development it is producing is not consistent with the character of the town. The yield formula may need to be addressed as well. The overall goal of preserving open space in exchange for smaller lots was viewed as beneficial for the town. There is a New Hampshire report that was developed to look at ways to address mass and scale of cluster housing developments and methods for improving the general appearance of those type of developments.

The Board discussed issues related to the height of new homes being built. New housing development in town often features a large amount of fill which makes the house site significantly higher than the surrounding topography. The new fill on which the house sits provides the base line for measuring the height of the structure. This produces homes that appear significantly taller than what was envisioned by the 34 foot zoning restriction.

Member Campbell moved to review the by-law sections pertaining to height in order to address the above concern. The motion was approved 5-0.

In response to a 10 person zoning petition filed in 2016 and the subsequent public hearing discussion, the Board wants to review the residentially zoned lots on Washington Street.

Member Campbell moved that the Board to explore the development of transitional zones in the border areas between Business B and Residence B along the Washington Street Corridor. The motion was approved 5-0.

ADJOURNMENT

At 8:30 p.m., Member Campbell moved that the Board adjourn. The motion was approved by a vote of 5-0.

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on June 8, 2016.

