

PLANNING BOARD
TOWN OF NORWELL

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TOWN CLERK

2016 JUN 23 AM 9:56

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**Norwell Planning Board Meeting Minutes
June 8, 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 was absent. The meeting was held in the Planning Office.

Agenda

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

Bills

Registry of Deeds	Signature Filing	\$77.00
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Member Cadman moved that the Board approve the expenditure. The motion was approved by a vote of 4-0.

Minutes

5.25.16: *Member Mauch moved to approve the minutes. The motion was approved by a vote of 4-0.*

427 Main Street OSRD

The Board discussed the pre-application-conference and the differences between traditional and OSRD subdivisions.

The applicant will be contacted to submit a site plan showing where the roadway and lots are anticipated to be located. The Board believes this will be helpful in the discussion with the applicant and other town departments at the pre-application conference on 6/22.

Zoning By-Law Amendments 2017

OSRD: The Board discussed the OSRD by-law and how at Wildcat it hasn't produced the type of development that was envisioned when the law was drafted. The OSRD is generally thought to be beneficial for the town due to the open space that is protected by the developments. However, the developments are appearing too dense and the Board wants to explore options to create better developments.

The Board discussed the possibility of putting a moratorium on the OSRD while an expert was brought in to review the bylaw and make recommendations for language improvements. Ultimately, it was thought unnecessary at this time with questions regarding length of time of a moratorium and that the Town could end up limiting options for subdivision development where an OSRD would clearly be more appropriate.

The Board wants to review two reports that have been produced regarding OSRD, cluster type subdivisions for ideas to amend the bylaw. The documents are an Open Space Handbook prepared by the Southern New Hampshire Planning Commission and a review on Smart Sprawl from the Columbia Journal of Environmental Law.

Member Cadman moved to undertake the task of reviewing ZBL §4850 at regular meetings, hold public hearings and reassess the OSRD in 6 months. The motion was approved 4-0.

Height: The Board would like to review the height regulations from surrounding towns at the upcoming meeting on 6/22.

Transitional Districts: The Board would like a map showing the transitional residentially zoned areas on Washington Street.

Prospect Street Scenic Road

The Highway Department and Tree and Grounds removed several trees from the Prospect Street scenic right of way in order to make space for a new turning lane on Prospect Street. This work was done without the knowledge of the Planning Board. The Highway Director has been notified and informed that an application must be made to the Planning Board for an "after-the-fact" scenic road public hearing.

Member Mauch moved that a letter be drafted to the Highway Director expressing the Board's concern over the matter and to put the Director on notice that these rules exist and apply to both public and private entities doing work in scenic roadways. The motion was approved 4-0.

Committee Liaison Updates

Complete Streets: The Committee received a notice to proceed from MassDOT on a Complete Streets Prioritization Plan grant. The Committee will approve a contract with Stantec Consulting Services for the work.

Pathways Committee: Plans are still being finalized. The route along River Street has several issues that may be difficult to overcome. The Committee is going to focus on extending the path from Forest Street to Norris Reservation.

Zoning Bylaw Review Committee: The Committee is interested in expanding the scope of its work to include the general by-laws. It is not anticipated that the committee will be working on content of the zoning by-law.

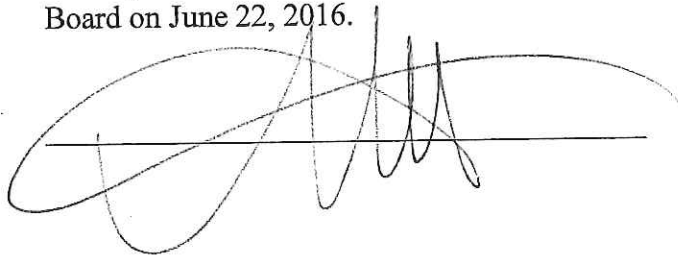
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CPC: The Committee hasn't met since Town Meeting. The funding that was set aside for the Main Street sidewalk is anticipated to be returned and available for 2017 Town Meeting projects.

ADJOURNMENT

At 9:00 p.m., Member Mauch 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 June 22, 2016.

A handwritten signature in black ink, consisting of a large, stylized 'M' followed by several loops and a final flourish.

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