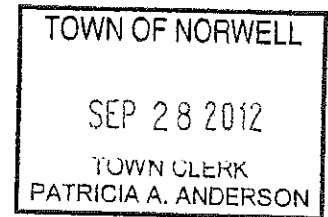


PLANNING BOARD
TOWN OF NORWELL

Post Office Box 295
Norwell, Massachusetts 02061
(781) 659-8021



Norwell Planning Board Meeting Minutes
August 15, 2012

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Margaret Etzel, Sally I. Turner, Ken Cadman, and Kevin Jones. Kevin Cafferty was absent. The meeting was held in the Planning Office.

Draft Agenda

Member Turner moved that the Board approve the draft agenda. The motion was approved by a vote of 3-0. Member Jones arrived after this vote.

Bills

I.W. Harding (Invoice 2012-96-04) \$162,454.75

Member Turner moved that that the Board approve payment subject to Pathways Committee approval. The motion was approved by a vote of 4-0.

ANR 99 Jacobs Lane

Member Turner moved that findings I, J, K & O were not met. The motion was approved by a vote of 4-0.

Member Turner moved that finding A was not met and to deny the ANR. The motion was approved by a vote of 4-0.

Bay Path Lane

The applicant for the Bay Path Lane extension has presented a proposal for an eight unit OSRD development. This development would require a waiver from the maximum road length requirement. The applicant is proposing to include lot 18 (from the second Bay Path Lane subdivision approval) to the proposed open space, which would bring the total to approximately 72% open space for the entire project. This property could provide links and access to water department land trails to the east of the property.

The Board issues with the proposal includes safety concerns with the additional road length, the lack of a pedestrian connection to Route 53 and the potential unintended consequences related to other existing subdivisions in town.

Heritage Lane Bond

Member Jones moved that John Chessia provide a revised estimate to finish the work on the subdivision roadway. The motion was approved by a vote of 4-0.

Priorities for FY13

Priorities for FY13 include re-evaluating the town center overlay district, modifying the common driveway and site plan review sections of the by-law. The Board will also look at options for constructing an inclusionary housing by-law.

The Board will also review the Rules and Regulations for subdivision roadway widths, sidewalks, and lighting efficiencies.

ANR 215 Main Street

Member Turner moved to accept 215 Main Street ANR. The motion was approved by a vote of 4-0.

ADJOURNMENT:

At 9:00 p.m., Member Jones 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 the majority vote by the Planning Board on September 19, 2012.

Sally Q. Turner
Sally Turner, Clerk

