



PLANNING BOARD
TOWN OF NORWELL

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TOWN CLERK

2017 JAN -9 AM 8:39

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**Norwell Planning Board Meeting Minutes
October 12, 2016**

The meeting was called to order at approximately 6:30 p.m. with Jamie Crystal-Lowry presiding. Also present were Board Members Ken Cadman, Patrick Campbell and Don Mauch. Scott Fitzgerald arrived at 7:00. The meeting was held in the Planning Office.

Agenda

A motion was duly made by Member Cadman and seconded to approve the agenda. The motion was approved by a vote of 4-0.

Human Resources Discussion

Human Resources Director, Barbara Childs, appeared before the Board to discuss the interview process. The Planning position will be posted on the MMA, APA, Planners List Serve and other job sites. The deadline to submit resumes would be November 7th with November 9th as the date for the Board to discuss resumes. The screening committee would include Ken Cadman, Pat Campbell, Jamie Crystal-Lowry and a Personnel Board Member.

Bills

Chessia Consulting		
Wildcat	Invoice 1583	\$1292.20
	Invoice 1612	\$668.50
Henry's Lane	Invoice 1579	\$115.00
	Invoice 1573	\$524.70
Chris DiIorio	Office Max	\$15.91

A motion was duly made by Member Cadman and seconded to pay the invoices. The motion was approved by a vote of 5-0.

Minutes

A motion was duly made by Member Mauch and seconded to approve 9.14.16 minutes. The motion was approved by a vote of 5-0.

ANR 299 Old Oaken Bucket

A motion was duly made by Member Mauch to accept the plan. The motion was approved by a vote of 5-0.

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TOWN CLERK
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A motion was duly made by Member Campbell that findings A -X were acceptable. The motion was approved by a vote of 5-0.

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A motion was duly made by Member Campbell to approve the ANR plan. The motion was approved by a vote of 5-0.

Wildcat Minor Modification

Brad McKenzie, Jay Gallagher and Jack Spurr appeared before the Board. The applicant stated that during the installation of granite curbing they discovered that some driveways had been altered from the approved locations and widths and were now in conflict with some of the drainage basins. This conflict is on Highfield Lane from Bayberry to the cul-de-sac and, in this area, would prevent the installation of granite drainage inlets as per the plans. McKenzie had run stormwater calculations that have been reviewed by Chessia Consulting and it was found to have a negligible impact of the functioning of the stormwater system. Catch Basin 14 is the only basin that could feature the full length curb and inlet, catch basin 13 could have a shorter curb and inlet. However, for consistency and appearance the applicant is requesting that all inlets be eliminated in this area.

Options would be to (1) require that private owners move driveways which could create garage access issues, (2) move the catch basins, which would require reconstructing the roadway in these areas, or (3) modify the plans to eliminate the granite inlets in this area.

The majority of the Board agreed that the oversight was not intentional and that the only reasonable option was to agree to the modification. In addition, that it would be visually better to eliminate all the inlets that to provide inlets on some and not on others.

A motion was duly made by Member Campbell to approve the modification request and eliminate the granite inlets on catch basins 12, 13, 14, 15 and 16. The motion was approved by a vote of 4-1 with Member Mauch voting against.

By-Law Review Committee / Zoning By-Law Amendments 2017 (OSRD, height calculations, transitional zones...et al.)

The By-law Review Committee did not have a quorum to attend the meeting. The Board discussed revisions to the OSRD bylaw and to the Floodplain District.

A draft concept was presented to the Board from Member Mauch that would require a variety of lot and house sizes and designs. The Board would like it clarified as to what is new and what are the existing components of the concept. There were some concerns regarding regulation of design. Comments from other Boards, developers, architects, etc should be obtained to help the discussion moving forward. The Board will provide comments on the concept by 10/19/16.

A draft of the Floodplain amendment was distributed. FEMA has stated that these changes must be approved at Town Meeting in May otherwise the Town will be excluded from the National Flood Insurance Program.

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Committee Liaison Position Discussion and Updates

Bylaw Review: The Committee met with the Selectmen regarding funding for consultant review of bylaw amendments. The Selectmen determined that funding would only be provided on a per amendment basis.

ADJOURNMENT

At 9:00 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 October 26, 2016.

A handwritten signature in cursive script, reading "Jamie Crystal-Loring", written over a horizontal line.