



PLANNING BOARD  
**TOWN OF NORWELL**

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TOWN CLERK

2016 APR 14 AM 9:02

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**Norwell Planning Board Meeting Minutes  
February 24, 2016**

The meeting was called to order at approximately 6:00 p.m. Present were Board Members Ken Cadman, Darryl Mayers, Jamie Crystal-Lowry and Patrick Campbell. Brad Washburn was absent. 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	Lot 9 Cordwainer	Invoice 1508	\$2,090.00
	600 Longwater	Invoice 1505	\$1,926.50
	BP Canopy/4Whiting St	Invoice 1516	\$201.50

*Member Crystal-lowry moved that the Board approve payment of the bills. The motion was approved by a vote of 4-0.*

**Minutes**

*1/27/16: Member Mayers moved to approve the minutes. The motion was approved 3-0. (Member Crystal-Lowry recused herself)*

**Site Plan Review: 103 Washington Street**

Peter Palmieri presented the proposal to the Planning Board. The site is located on the easterly side of the Grove Street/Washington Street intersection. The locus includes 5 parcels as identified on the plans and is currently developed with multiple buildings including a gas station/convenience store, retail and office uses, a former dwelling and vacant space, based on data provided or observed. The project is submitted as one site based on the data. The Plans lists the locus area as 195,035 square feet (4.48 acres). No wetlands are indicated on the site.

The site is currently mostly developed. It is proposed to construct a 6,500 sf retail building with a new 26 space parking lot together with access improvements to the existing building at the rear of the site and with the abutting commercial property on Washington Street.

Initial comments from the Board encouraged the removal of any unnecessary pavement on the site as it is in the Aquifer Protection District, the lining up of the driveway with the access ways on the opposing side of the street, improving landscaping on the front and sides of the lot particularly between the proposed building and the convenience store, and making all lighting dark sky compliant. Chessia Consulting will be reviewing the plan and forwarding a report to the Board for a subsequent meeting.

#### **ANR 163 Grove Street**

*Member Crystal-Lowry moved that the plan was in substantial compliance with Findings B-X. The motion was approved 4-0.*

*Member Crystal-Lowry moved that the plan was in substantial compliance with Finding A and to approve the ANR plan. The motion was approved 4-0.*

#### **ANR Grove / Bowker**

*Member Campbell moved that the plan was in substantial compliance with Findings B-X. The motion was approved 4-0.*

*Member Campbell moved that the plan was in substantial compliance with Finding A and to approve the ANR plan. The motion was approved 4-0.*

#### **ADJOURNMENT**

*At 8:15 p.m., Member Mayers 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 April 13, 2016.



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