

Town of Norwell
BOARD OF APPEALS
Public Hearing Minutes
15 High Street
July 7, 2021

TOWN OF NORWELL
TOWN CLERK
2021 JUL 15 AM 11:33
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MEETING DATE: Wednesday, July 7, 2021
TIME SCHEDULED: 7:00 P.M.
LOCATION: Osborn Room at Norwell Town Hall
PANEL MEMBERS: Lois S. Barbour, Chair
William J. Lazzaro
Stephen H. Lynch
OTHER MEMBERS PRESENT Ralph J. Rivkind, Clerk
Daniel M. Senteno
Nicholas K. Dean

On behalf of the Board of Appeals R. W. Galvin, Town Counsel

15 High Street 40B Representatives Peter Crabtree, Senior Vice President of Northland
Steve Gallagher, Development Manager of Northland
Jeremy R. Lake, Senior Associate of Union Studio

CALL TO ORDER: The public notice for the continued public hearing of the 15 High Street Comprehensive Permit application was read at 7:30 PM with introduction of the panel, including Members Barbour, Lazzaro, and Lynch; and Town Counsel R. W. Galvin.

Members reported on the June 12, 2021, site visit, stating the project site was well-staked to show locations of various buildings and access points. Members also noted observations and/or concerns made during that site visit, including traffic volume, excess speed of vehicles, proximity to Cole School, unpermitted access to CVS/Kappy's, unresolved easement questions relating to abutter privacy, future water usage and increased demand on finite resources; septic wastes, and noise.

Chair Barbour turned the meeting over to the Applicant which began with project team introductions, including Messrs. Crabtree, Gallagher, and Lake, predetermined to focus on architectural features of the project.

APPLICANT'S PRESENTATION: Peter Crabtree and Steve Gallagher were present and introduced the project architect, Jeremy Lake of Union Studio, who discussed a PowerPoint presentation that will be added to the ZBA's webpages specific to this application. Highlights of that presentation included:

- Scale of townhouse structures
- How to address High Street/residential
- Setbacks
- Wastewater treatment
- Designed with 55+ market but not limited to

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- Den/study for working from home option
- Parking; automobile-centric location
- Circulation of traffic
- Narrow face showing on High Street
- Open spaces provide needed infrastructure
- Mail pavilion at back
- Sidewalk
- 56 units; 90 bedrooms; combination of townhouses and flats; 3 fully accessible units
- Plantings along High Street; interior street trees
- Street-facing buildings show narrow end
- Variety of unit types
- Garage ventilation-no but will meet code; individual garages
- Wastewater numbers to avoid GWD requirement
- Easement for Town – drainage from High Street 20' total with 10' on each side of property line
- Lighting to meet Dark Sky
- Comments were for submitted plans; suggestions for providing additional privacy protection for the south-facing abutter, included tall solid railings on the balcony/decks

PUBLIC COMMENTS:

- Kim Zayotti of 122 High Street: water and water pressure problem; 2 entrances; consider access through 80 Washington Street business condos; traffic; 3 stories on high street not keeping with neighborhood; plan to improve sidewalk; students within 2-miles to be walking to school per current school committee proposal; parking; 10-ft easements; CVS lighting and trees have been cut in half;
- Joy Lavery of 125 High Street; moved away from city to get away from crowding; street level or elevators preferred by seniors; no amenities for senior community, such as gathering rooms; overcrowding and traffic; school walkers; right to quiet enjoyment of property
- Olivia Roberts of 105 High Street: 3.8 acres with 88 bedrooms; traffic, including commuting, school, leaching fields?
- Kevin Roberts of 105 High Street: snow removal/storage handling?
- David Doyle of 45 High Street: density; reduce center open space
- Matt Zayotti of 122 High Street: decrease units and increase buffer; bedroom
- Glenn Bernstein of 237 High Street: (1) question will Town plow or private road to be plowed owner of apartments; sidewalk; (2) decks
- Charles Harkins of 26 Millwood Circle: should provide trailer park-style housing instead of 40B

BOARD COMMENTS/QUESTIONS:

Architectural peer review to address privacy and other architectural concerns; Town Counsel suggested Cliff Boehmer of Davis Square Architects; Applicant indicated that Mr. Boehmer provided peer review for a 40B project in Wellesley and could work with him. A request was also made for the Applicant to provide the names/locations of similar density/style developments to which it was agreed.

Next Meeting and Topics: 8/4/21 at 7:30 P.M.: Engineering discussion

Planned Meeting Topics:

September date TBD: Traffic

October date TBD: Waivers

After discussion with and concurrence of the Applicant's representatives, upon a motion duly made and seconded, Members Lazzaro, Lynch, and Barbour **VOTED** unanimously to continue the public hearing on the Comprehensive Permit application for the project known as **15 High Street** to August 4, 2021, at which time the Applicant intends to discuss engineering-related issues about the project.

These minutes have been approved with reading of the minutes waived by unanimous vote of the Board of Appeals at a public meeting duly held on 7/14/21 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed: _____


As Clerk/Assistant Clerk

Date: 7/14/21

Next scheduled public hearing on this project: August 4, 2021

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