



TOWN OF NORWELL
Norwell Town Offices, Room 112
345 Main Street
Norwell, Massachusetts 02061
(781) 659-8021

Office of Planning Board &
Town Planner

Norwell Planning Board Meeting Minutes February 9, 2022

RECEIVED
TOWN OF NORWELL
2022 FEB 28 PM 1:16

The meeting was called to order at 7:00 P.M. with Chair Brendan Sullivan presiding. Also present were Town Planner Ilana Quirk and Board Members George "Tripp" Woodland, Brian Greenberg, and Michael Tobin. Unable to attend was Donald Mauch. The meeting was held in the Planning Office.

CALL TO ORDER/AGENDA

Motion by Mr. Tobin to open the meeting and approve the agenda as submitted. Duly seconded and unanimously voted.

APPROVAL OF MINUTES

Tabled

BILLS

The following invoices were presented for approval.

Vendor	Description	Amount
Chris Sullivan	12/22/21 Meeting Minutes	\$150.00
Chris Sullivan	1/12/22 Meeting Minutes	\$150.00

Motion by Mr. Greenberg to approve the invoices as submitted. Duly seconded and unanimously voted.

The following mail was received at the Planning Office.

Hanover ZBA PH – SP Site Plan Review (Restaurant) - 1202 Washington Street
Hingham ZBA Decision: Variance Granted (Retail) - 193 Whiting Street
Hingham ZBA Decision: SP Granted (Patio) -94 Derby Street, Suite 217
Hingham ZBA Decision: Variance Granted (Garage) - 29 Pine Street
Hingham PB PH: SP Site Plan Review (Restaurant)- 6 Crow Point Lane
Hingham PB PH: SP Site Plan Review (Restaurant)150 North Street
Hingham PB PH: Site Plan Review,(Bulkhead) 0 Otis Street
Hingham PB PH: Scenic Road Permit - Martin Lane
Hingham ZBA Decision: Granted Variance (2 Family), 135-137 South Street
Hingham ZBA Decision Granted, (Garage 2nd story) 28 Fearing Road
Hingham ZBA PH: Variance to construct a pool - 50 Lyndon Road
Norwell ZBA Decision: Granted (Demolition) 42 Central Street
Norwell ZBA Decision: Granted SP (ADU) 23 Trout Brook Lane
Pembroke ZBA Decision: Approved- (9 Two Bedroom Unit Townhouses) 631 Washington Street

Pembroke ZBA Decision: Approved –(expand existing single family home) 183 Wompatuck Street
Rockland ZBA SP - Section 6 Finding, 55 Accord Park Drive
Scituate PB PH Proposed Zoning Bylaw Change

CITIZEN COMMENTARY

None

SUBDIVISIONS, SITE PLANS, SPECIAL PERMITS, AND OTHER PROJECTS

55 Accord Park Drive* 7 pm Cont. Public Hearing Site Plan ZBL §201-27.1.A

(Assessors Map17, Parcel 70)

Accord Park Econ. Dev. District **Project:** Expand office/warehouse space by 13,000 sf

Cordwainer Drive Subdistrict

Review Draft Decision

Motion by Mr. Greenberg to open the continued public hearing. Duly seconded and unanimously voted.

Ms. Quirk circulated a draft decision to consulting engineer John Chessia and applicant's engineer, made revisions, and sent an updated draft to the Board today.

Mr. Chessia feels applicants have sufficiently improved stormwater infrastructure on the site by adding the front forebay and rear drainage swale. Conservation Agent Will Saunders agrees the swale will be a significant improvement. The addition may or may not require an upgrade to the wastewater system.

Applicants are citing the grass drainage swale and front forebay as the two required low-impact-development requirements, Ms. Quirk feels the requirements have been met. She asked that the Board make a determination as to whether there was a sufficient landscape buffer for the parking lot; Chessia suggested additional plantings but there is already existing landscaping. Mr. Greenberg felt the existing landscaping was sufficient given the site is located in the middle of an industrial park.

Ms. Quirk also asked that the Board indicate whether the proposed 100 spaces were sufficient for the site, as this number is in the lower end of the range specified by the bylaw. The Board felt 100 spaces would be sufficient given the current use of the site.

Motion by Chair Sullivan to approve the decision and findings as drafted by the Town Planner on February 9, 2022 with all favorable determinations. Duly seconded and unanimously voted.

Schooner Estates Subdivision* Surety Reduction Requests*

Lot (1) and Lot (5)

Project 12 Lot Subdivision (3 existing/9 new)

Approved: Def. Sub. Approval: 8/30/2019

Def. Sub. Plan End: 2/12/2020

Consulting engineer Chessia recommends approval with a condition requiring individual rain gardens to be inspected to ensure there are no alterations to the plants or pervious subsurface. Ms. Quirk feels this provision would be difficult to enforce in a residential setting, recommended that the site plan be approved requiring submission of an affidavit regarding installation and maintenance of the rain gardens in place of inspection, and that the Board not rely on rain gardens for stormwater management in future subdivisions.

RECEIVED
2022 FEB 28 PM 1:07
TOWN CLERK

Motion by Mr. Greenberg to approve the site plan for 7 Schooner Estates, lot 3, per Chessia's comments. Duly seconded and unanimously voted.

111, 113, 119 Washington Street* Public Meeting

Site Plan Review

Assessors Map 11, Lots 11-13 Project: Addition/Drive-Thru Pharmacy
Status Update

Ms. Quirk recommended that the Board require applicants' site plan to be reviewed by a LSPE as to Activity and Use Limitation compliance.

Motion by Mr. Greenberg authorize the Town Planner to instruct applicants to obtain an opinion from a licensed site professional as to AUL compliance. Duly seconded and unanimously voted.

With respect to additional peer review, Ms. Quirk recommended a limited review checking for changes and addressing obvious issues. Applicant will need to provide funds.

Motion by Mr. Greenberg to send the site plan for 111-113 Washington to Chessia Consulting for limited peer review to ensure there are no changes from the previously approved plan. Duly seconded and unanimously voted.

144-148 Washington Street* Public Meeting

Site Plan Review Status*

Assessors Map 19, Parcels 18 & 19 Project: New building for daycare/preschool
Business B3; Aquifer Protection District Request to ZBA for permission to withdraw

Ms. Quirk advised that applicant was withdrawing its permit application to the ZBA.

Hitching Post Subdivision Public Meeting/Status Review*

Pre-construction conference / SWPPP

Ms. Quirk had a pre-construction conference on the site and observed that the SWPPP was not completed and the necessary signage was not posted; she advised applicants that construction could not start until these issues had been addressed.

TOWN MEETING PREPARATIONS - POTENTIAL ZONING ARTICLES

Demolition Delay Zoning Bylaw Amendments

Ms. Quirk and Members Mauch and Greenberg met last week with members of the Historical Commission and Ellen Allen of the Select Board, and in response to their concerns revised the article to indicate that maintenance in a one-year period exceeding 33% of a home's value would be subject to HC review. Ms. Allen thanked Ms. Quirk for addressing this issue and indicated she would support the article. Aside from a negative response from Janet Watson, HC members have not responded to the revisions.

Mr. Greenberg opined that the Board has made a good faith effort to address HC's concerns and wanted to move forward with the article if the Select Board and Advisory Board support it. Chair Sullivan thanked Mr. Greenberg for his efforts and agreed HC had provided relatively little constructive feedback. Mr. Greenberg wants to speak with HC one more time, which Ms. Quirk suggested he do after their meeting on the 23rd.

Ms. Quirk has added procedural language to the article specifying that the Building Commissioner add pending demolition applications to PermitEyes; a HC member can then review the permit and must decide in 10 business days whether to request referral to HC; the Building Commissioner then indicates in writing whether he will do so, and HC has the right to appeal the determination. Mr. Greenberg noted this would address HC's concern about seeing every demolition application. All agreed that the latest revisions to the article should be forwarded to HC, Building Commissioner, and Select Board.

Motion to authorize Ms. Quirk to send the latest draft of the Demolition Delay bylaw amendments to the Building Commissioner, Historical Commission, and Select Board. Duly seconded and unanimously voted.

MISCELLANEOUS

Ms. Quirk is scheduled to discuss the Planning Department budget with the Advisory Board on February 17. The Board agreed to move the next meeting to Thursday, February 24.

NEXT MEETING

February 24th, 2022 – Town Hall, Room 112, 7 pm

ADJOURNMENT

There being no further business, motion was made by Mr. Tobin to adjourn at 8:07 P.M. Duly seconded and unanimously voted.

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on _____.

George Woodland III, Clerk

Copy filed with: Office of Town Clerk
Post to Planning Board Webpage

RECEIVED
TOWN CLERK
2022 FEB 28 PM 1:16