



TOWN OF NORWELL
Norwell Town Offices, Room 112
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2022 MAR 10 AM 8:59
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Office of Planning Board &
Town Planner

Norwell Planning Board Meeting Minutes February 23, 2022

The meeting was called to order at 7:00 P.M. with Chair Brendan Sullivan presiding. Also present were Interim Director of Planning Ilana Quirk and Board Members, Brian Greenberg, Michael Tobin and Donald Mauch. Member George "Tripp" Woodland was not in attendance. Highway Director Glenn Ferguson was present. The meeting was held in the Planning Office.

CALL TO ORDER/AGENDA

Motion by Mr. Greenberg to open the meeting and approve the agenda as submitted and the motion was duly seconded and unanimously voted 4-0.

APPROVAL OF MINUTES

Motion by Mr. Greenberg to approve the following meeting minutes and the motion was duly seconded and unanimously voted 4-0:

January 12, 2022
January 19, 2022
January 26, 2022
February 9, 2022

BILLS

Motion by Mr. Greenberg to approve the following invoices as submitted and the motion was duly seconded and unanimously voted 4-0:

Vendor	Description	Amount
Plymouth County Registry of Deeds		\$ 150.00
Chessia Consulting, Hitching Post Lane		\$ 75.00
Chessia Consulting, 55 Accord Park Drive		\$ 687.30
Chessia Consulting, 144-148 Washington St.		\$1,999.80
Chessia Consulting, Schooner Estates		\$ 417.00
Christopher Sullivan, Meeting Minutes, 1.26.22		\$ 150.00

MAIL

The following mail was received at the Planning Office.

Hanover ZBA PH – SP to install Signage - 283 Columbia Road
Hingham ZBA PH – SP to allow outdoor dining – 185-193 Lincoln Street
Hingham ZBA PH – SP to construct a boat lift – 14 Seal Cove Road
Hingham ZBA PH – SP to allow continued outdoor dining – 140-150 North Street
Marshfield ZBA PH - Proposed amendments to Zoning Bylaws
Pembroke PB – Granted Site Plan Approval for Cell Tower – 85 Washington Street
Rockland ZBA – PH – App for CP to redevelop existing school to 27 Affordable housing Units 6 Delprete Ave.

CITIZEN COMMENTARY

None

SUBDIVISIONS, SITE PLANS, SPECIAL PERMITS, AND OTHER PROJECTS

1. Schooner Estates Post Approval Site Plan Review*

The Board directed that Peer Review Consultant Chessia's site plan reviews be accepted.

2. 111, 113, 119 Washington Street* Public Meeting Site Plan Review

Assessors Map 11, Lots 11-13

Project: Addition/Drive-Thru Pharmacy

Status Update: The light table review has been received from Engineer Chessia. The Board is still waiting for the Licensed Site Professional's AUL certificate.

3. 144-148 Washington Street* Public Meeting

Assessors Map 19, Parcels 18 & 19

Business B3; Aquifer Protection District

Site Plan Review Status*

Project: New building for daycare/preschool

Status Update: The request to ZBA for permission to withdraw the application was allowed with prejudice.

TOWN MEETING PREPARATIONS

1. Cowings Cove Street Acceptance Petition

Planning Board Member Greenberg announced that, since he owns property along Cowings Cove, he will recuse himself from sitting on this matter or voting on it and he left the Planning Board table.

Each of the remaining three sitting Planning Board members filed ethics disclosures to confirm that they are aware of Member Greenberg's situation and can act fairly and objectively.

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Mr. Greenberg, in his capacity as a private citizen, made a brief statement for the record. He noted that he is aware that the efforts by the developer the subdivision to pursue street acceptance have not been proper. He explained that he contacted the developer's engineer a month ago and offered to take over the street acceptance process and to pay for it and to make sure that all of required tasks were timely and properly completed. However, his offer was rejected; but the developer still did not complete the necessary tasks in order to obtain street acceptance, tasks which have been outstanding for a year. He noted that he would fully understand it if the Planning Board were to provide a negative report and recommendation to the Select Board and recommend that street acceptance wait another year. Mr. Greenberg then physically left the room.

Ms. Quirk presented a memo that listed the tasks that are outstanding (a copy is attached hereto) and explained that the tasks have been outstanding for a year or more, including the request by the Highway Director that a certification from a paving expert be obtained regarding the longevity of the paving because the on-site paving mix reports indicated that the composition of the new paving did not meet all of the applicable standards.

The Highway Director noted that he asked more than a year ago for a certification from a qualified expert regarding the new pavement, however, it has not been received.

Member Mauch noted his concern that the base coat of pavement is almost 20 years old and then the topcoat of paving did not meet all of the required specifications.

Member Sullivan noted that the proper procedures need to be followed and the developer's efforts are incomplete and too last minute.

The Highway Director noted that the berm is not backed, the catch basins have not been cleaned out and, as to the drainage, the Town does not have a vacuum truck to clean stormsceptors. Also, the lighting is very expensive. He will recommend against any acceptance of the drainage and the lighting and against accepting the street without an expert's certification as to the pavement's longevity.

Member Mauch noted that the developer has mentioned that it wants to obtain a certification from Plymouth Paving Company; however, that is the company that did the paving and the certification has to come from a disinterested expert.

MOTION: Moved by Member Mauch and then duly seconded and unanimously approved to vote to send a Report and Recommendation to the Select Board to recommend against acceptance of the street at this time for the reasons stated in the memo prepared by Ms. Quirk.

DEMOLITION DELAY ARTICLE

Member Greenberg returned to the Board.

The Planning Board reviewed the 2-23-22 version of the demolition delay article which is a barebones article that would just add a definition of "demolition." All other provisions that had been proposed were deleted due to opposition expressed by individual members of the Historical Commission, although no votes from the Commission have been received.

In early February, the Historical Commission Chair asked that the Planning Board delay vote on the final article from 2/9 to 2/23/22 to allow the Historical Commission more time to meet again and take votes regarding the proposed language. The Board agreed to delay the vote until 2/23/2022; however, no communication has been received from the Historic Commission, to date. Wendy Bawabe was present and noted that just addressing the definition was not enough and the bylaw needs much more revision. The Planning Board members noted their agreement, but their approach is to pursue a consensus and a broader approach has been opposed by individual HC members and no votes of the full commission have been provided, so this version is what the PB will do in the hopes that it will not be opposed by the HC. Wendy Bawabe said she wanted to apologize for the HC's behavior. The Board members noted that they will work further on the bylaw next year.

MOTION: Member Mauch moved and it was duly seconded and voted unanimously to forward the 2-23-22 version of the Demolition Delay Bylaw (attached) to the Select Board.

Public Hearing on Zoning Articles:

The Planning Board directed that all zoning articles be advertised for a public hearing on April 6, 2022.

NEXT MEETING

March 2, 2022 – Town Hall, Room 112 and Osborn Room, 7 pm to meet with the Select Board.

ADJOURNMENT

There being no further business, motion was made by Mr. Greenberg to adjourn at 7:50 P.M. and the motion was 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

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