



Office of Planning Board &  
Town Planner

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

**TOWN OF NORWELL**  
**TOWN CLERK**  
**2022 MAR 25 AM 10:12**  
**RECEIVED**

## **Norwell Planning Board Meeting Minutes March 9, 2022**

The meeting was called to order at 7:05 P.M. with Chair Brendan Sullivan presiding. Also present were Town Planner Ilana Quirk and Board Members George Woodland and Michael Tobin. Unable to attend were Brian Greenberg and Donald Mauch. The meeting was held at the Planning Office.

### **CALL TO ORDER/AGENDA**

*Motion by Mr. Tobin to open the meeting. Duly seconded and unanimously voted.*

*Motion by Mr. Sullivan to approve the agenda as submitted. Duly seconded and unanimously voted.*

### **APPROVAL OF MINUTES**

The minutes of the February 23 and March 2 meetings were distributed and reviewed.

*Motion by Mr. Tobin to approve the Minutes of the February 23, 2022 meeting as submitted. Duly seconded and unanimously voted.*

*Motion by Mr. Tobin to approve the Minutes of the March 2, 2022 meeting as submitted. Duly seconded and unanimously voted.*

### **CURRENT MAIL**

The following mail was received at the Planning Office:

HINGHAM PB - PH - SPR - SP - PARKING DETERMINATION - 96 DERBY ST.  
HINGHAM PB - PH- SPR-- SP - PARKING DETERMINATION - 103,105,109 NORTH ST  
HINGHAM ZBA- PH- SPR- SP - RETAIN AN EXSISTING RETAINING WALL-103,105,109 NORTH ST  
PEMBROKE ZBA - PH- SP - ATTACH A DWELLING UNIT- 379 TAYLOR ST  
PEMBROKE ZBA- PH- SP- ATTACH A DWELLING UNIT - 31 LAKE ST  
PEMBROKE ZBA- PH- VARIANCE- CONSTRUCT A DECK- 140 OAK STREET  
ROCKLAND ZBA- SP-ELECTRIC BILLBOARD- 61 ACCORD PARK  
NORWELL, BOARD OF WATER COMMISSIONS LETTER REF: 15 HIGH ST. 40B PROJECT

## **BILLS**

The following invoices were presented for payment:

<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
Christopher Sullivan	February 9 minutes	\$150.00

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

## **CITIZEN COMMENTARY**

None

## **SUBDIVISION, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS**

### **111, 113, 119 Washington Street\* Public Meeting**

#### **Site Plan Review**

Assessors Map 11, Lots 11-13

Project: Addition/Drive-Thru Pharmacy

Status Update

Consulting engineer John Chessia compared the latest site plan with the previous plans reviewed by the Board and found no major discrepancies. Ms. Quirk is still waiting for an AUL certification from applicant, and has followed up on the matter. The Board should then decide whether a peer review of the AUL certification is necessary.

Mr. Chessia also advised that applicants did not have to meet the landscape buffering requirement, as a portion of the residential lots behind the site were zoned for business. Abutter Marynel Wahl asked the Board to ensure that the lights in back are motion-activated rather than constantly on.

### **John Neil Extension Subdivision Public Meeting/Status Review\***

Ms. Quirk advised that she had requested comments from other permitting boards in advance of the public hearing, which is set to open on April 13.

Chair Sullivan noted that the proposed subdivision is comprised of just two houses, and extending the cul-de-sac as required by the zoning bylaws would require the addition of a large amount of pavement for a small number of houses. However, he also wanted to avoid a situation where applicant filed to construct a conventional subdivision and then requested waivers from essentially all the requirements for one, and suggested the permitting process should be similar to that for Nash Pastures, where applicant requested and obtained a variance from ZBA for the second house lot.

## **TOWN MEETING PREPARATIONS**

### **Public Hearings**

Ms. Quirk suggested an additional meeting on April 6 for Public Hearings on the Board's Zoning Bylaw amendment articles.

### **Street Acceptance Issues**

The Cowings Lane street acceptance matter will not be on this year's town meeting warrant, but the petition may be renewed next year.

RECEIVED  
2022 MAR 25 AM 10:12  
TOWN OF NORWELL  
TOWN CLERK

Ms. Quirk is working with Highway Commissioner Glenn Ferguson and Town Counsel to develop procedures and criteria for street acceptance, including how to deal with the maintenance of stormceptors and other stormwater management structures. She will bring these procedures to the Board once drafted.

### **MISCELLANEOUS**

Ms. Quirk and Conservation Agent Saunders met with the potential developers of an OSRD off Samuel Woodworth Lane; they will need to be aware of the maximum impervious surface requirements, which will limit what can be built on the land, and should involve the Fire Chief early in the process. The developers indicated they understood these concerns; they are proposing about 45 units over the 76 acre property. The Board discussed how to improve the permitting process over that for previous OSRDs.

Ms. Quirk spoke to developer Steve Bjorklund, who opined that under the bylaw, if a SFH existed on a lot before 1952, the owner can subdivide the lot by right as long as it was greater than one acre. Building Commissioner Tom Barry stated, if true, a 1.5 acre lot would be required to create two units and a 2 acre lot for three units. Ms. Quirk suggested the idea was consistent with the recent promotion of Accessory Dwelling Units at the state level, and will add the matter to a future agenda for discussion.

Discussions of the PB's Zoning Bylaw articles are on the Advisory Board agenda for tomorrow. Health Agent Ben Margro expressed concern that the proposed ADU bylaw would add to his enforcement responsibilities; Ms. Quirk explained it is more likely to reduce them, as it provides a formal process for their review and approval.

### **NEXT MEETING**

March 10, 2022 – (Meeting with Advisory Board) Osborne Room, 7 pm

### **ADJOURNMENT**

*There being no further business, motion was made by Mr. Tobin to adjourn at 7:35 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 3, 23, 22.

  
\_\_\_\_\_  
George Woodland III, Clerk

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

RECEIVED  
2022 MAR 25 AM 10:12  
TOWN OF NORWELL  
TOWN CLERK

