

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 April 27, 2022

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

CALL TO ORDER/AGENDA

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

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

CITIZEN COMMENTARY

None

TOWN MEETING - ZONING ARTICLES

Vice Chair Greenberg read the Notice of Public Meeting for the three public hearings.

Accessory Dwelling Unit Article

Ms. Quirk distributed a draft report to the Select Board which recommended to Town Meeting that it approve Article 15 of the Annual Town Meeting, "Accessory Dwelling Bylaw," as printed in the warrant; Mr. Mauch read the report into the record.

The Board discussed revisions to (1) require an administrative site plan review by the PB for any detached ADU to ensure it meets the requirement of the bylaw in terms of design and location, and (2) institute a first-come, first-serve cap of 10 ADU permits per year. Ms. Quirk noted that Town Counsel had commented he didn't see the need for a cap; the Board agreed, with Mr. Greenberg noting that a cap would be difficult to remove once it was in place.

After a brief discussion of possible objections at Town Meeting, the Board voted to approve the report with the revision to add an administrative site plan review for detached ADUs only.

Motion by Mr. Tobin to amend the report as to Article 15 of the Annual Town Meeting, adding language to the end of subsection H establishing administrative site plan reviews of detached ADUs by the Planning Board, prior to issuance of a building permit, to confirm that the design

and location maintains a single-family residence appearance to the maximum extent possible. Duly seconded and unanimously voted.

Motion by Mr. Mauch to close the public hearing. Duly seconded and unanimously voted.

Motion by Mr. Tobin to accept the report and recommendation to Town Meeting as to Article 15 of the Annual Town Meeting as amended. Duly seconded and unanimously voted.

Select Board Nomenclature Article

Ms. Quirk distributed a draft report to the Select Board which recommended to Town Meeting that it approve Article 16 of the Annual Town Meeting, "Select Board Nomenclature," as printed in the warrant.

Motion by Mr. Tobin to close the public hearing. Duly seconded and unanimously voted.

Motion by Mr. Tobin to accept the report and recommendation to Town Meeting as to Article 16 of the Annual Town Meeting as printed. Duly seconded and unanimously voted.

Special Permit / Site Plan Duration Article

Ms. Quirk distributed a draft report to the Select Board which recommended to Town Meeting that it approve Article 17 of the Annual Town Meeting, "Special Permit/Site Plan Duration," as printed in the warrant.

Motion by Mr. Tobin to close the public hearing. Duly seconded and unanimously voted.

Motion by Mr. Tobin to accept the report and recommendation to Town Meeting as to Article 17 of the Annual Town Meeting as printed. Duly seconded and unanimously voted.

SUBDIVISION, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS

111 Washington Street – Site Plan Review. Public Meeting

Status of LSP Certificate*

PB Report to ZBA*

Ms. Quirk distributed a draft decision and recommendation to the Zoning Board of Appeals which the Board reviewed.

Motion by Mr. Mauch to approve the 111 Washington Street report and recommendation as drafted and authorize Vice Chair Greenberg to sign. Duly seconded and unanimously voted.

John Neil Extension Subdivision. Public Meeting

Request for Application Refund

The application has been withdrawn, and Ms. Quirk anticipates a request in writing for a refund.

Wompatuck Park Access Project - Public Meeting

Status / Staffing Inspections and Issues

Abutters to the Wompatuck parking lot have raised issues about dust and noise. Conservation agent Will Saunders will ensure that the forthcoming landscaping will be placed in a way that

optimizes abutter privacy. The Board voted to send a letter to the Select Board thanking Mr. Saunders for his monitoring of the site.

Motion by Mr. Greenberg to send correspondence to the Select Board commending Conservation Agent Saunders for his efforts with respect to the Wompatuck Access project and authorize Mr. Greenberg to sign the letter on behalf of the Planning Board. Duly seconded and unanimously voted.

COMMITTEE LIAISON REPORTS

Community Housing Trust

Mr. Mauch advised that CHT had voted unanimously in support of the ADU bylaw.

Motion by Mr. Greenberg that the Planning Board thank the Community Housing Trust for their support of the ADU bylaw. Duly seconded and unanimously voted.

APPROVAL OF MINUTES

The minutes of the March 23 and April 1 and 13 meetings were distributed and reviewed.

Motion by Mr. Mauch to approve the Minutes of the March 23, April 1, and April 13, 2022 meetings as printed. Duly seconded and unanimously voted.

CURRENT MAIL

The following mail was received at the Planning Office:

HINGHAM, ZBA, SP, GRANTED, RETAIN EXISTING RETAINING WALL, 103.105,109 NORTH ST
HINGHAM, ZBA, SP, GRANTED, "FLEX" SEATS OUTDOOR TABLES, 185-193 LINCOLN & 6 CROW
HINGHAM, ZBA, SP, GRANTED, OUTDOOR SEATING, 150 NORTH ST.
HINGHAM, ZBA, PH, SP, SIGNAGE, DERBY STREET SHOPS
HINGHAM, PB, SP, GRANTED, PERMANENT OUTDOOR SEATING, LEGAL C, 96 DERBY STREET
PEMBROKE, ZBA, GRANTED, VARIANCE, SIDE YARD SETBACK FOR ADDITION, 54 PRISCILLA DR.
PEMBROKE, ZBA, GRANTED, SP, ADU, 5 BONNIE BRIER PARK

BILLS

The following invoices were presented for payment:

CHRISTOPHER SULLIVAN, PB MINUTES, 4.1.2022 \$150.00

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

NEXT MEETING

May 4, 2022


Town Meeting, May 9 (and May 10th if necessary), 2022, both at 6:30 PM

Regular Meeting, May 11, 2022, Town Hall, Room 112 at 7 PM

ADJOURNMENT

There being no further business, motion was made by Mr. Tobin to adjourn at 8:11 PM. Duly seconded and unanimously voted.

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on 5.11.22.



George Woodland III, Clerk

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