



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

TOWN OF NORWELL
TOWN CLERK

2022 JUN -1 PM 2:40

RECEIVED

*Office of Planning Board &
Town Planner*

Norwell Planning Board Meeting Minutes May 11, 2022

The meeting was called to order at 7:00 PM. 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. Tobin to approve the agenda as submitted. Duly seconded and unanimously voted.

CITIZEN COMMENTARY

None

TOWN MEETING DISCUSSION

The Board discussed the results of the Annual and Special Town Meeting held on May 9, in which the three articles sponsored by the Board passed by majority vote. The resulting zoning bylaw changes are subject to review by the Attorney General's office, which should be completed over the next few months. Details of implementation, including possible fee adjustments, were briefly discussed. The Board thanked Ms. Quirk for her guidance through the process.

Ms. Quirk advised there would likely be a special town meeting in the fall to discuss options regarding Town Hall. Selectman Graham would also like to add a "density bonus" to the Village Overlay bylaw, as there have been no proposed developments to date that would utilize the bylaw. Discussions of the upcoming meeting, if scheduled, and further bylaw amendments will be added to a future agenda.

SUBDIVISION, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS

John Neil Extension Subdivision. Public Meeting

Request for Application Refund

The application has been withdrawn; Ms.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

Old Oaken Bucket Estates

Status of Subdivision / Request to Modify

Ms. Quirk received correspondence from attorney Walter Sullivan, representing applicant Kopacz, asking the PB to extend the subdivision's special permit expiration date as the deadline for endorsement has passed. He was checking his file for an earlier extension request but was unable to provide one to Ms. Quirk before the meeting. Town Counsel has recommended that the Board require the applicant go through the public hearing process again, waive the application fees and peer review requirement, issue the same decision, and then endorse it.

Vice Chair Greenberg indicated he would prefer to take TC's advice over granting the extension, noting that only himself and Chair Sullivan were on the Board when the original permit was granted. Mr. Mauch sat on the Board for the initial public hearings and site walks, and agreed that the hearing process should be repeated.

Motion by Mr. Greenberg that the Board determine there will be no modification of the expiration date for the Old Oaken Bucket Estates subdivision without a public hearing. Duly seconded and unanimously voted.

341 Washington Street – Site Plan Application, Public Meeting

136 Longwater Drive – Site Plan Application, Public Meeting

Ms. Quirk recommended that the Board appoint John Chessia as the peer review consultant for both applications.

Motion by Mr. Tobin that the Board appoint John Chessia as peer review consultant. Duly seconded and unanimously voted.

APPROVAL OF MINUTES

The minutes of the April 27 and May 4 and 9 meetings were distributed and reviewed.

Motion by Mr. Greenberg to approve the Minutes of the April 27, May 4, and May 9, 2022 meetings as submitted. Duly seconded and unanimously voted.

Mr. Mauch asked that the approved meeting minutes be posted to the PB Website as soon as they are approved.

CURRENT MAIL

The following mail was received at the Planning Office:

HANOVER, PB, PH, SP/SPR, MODIFY EXISTING BUILDING, 1988 WASHINGTON ST
HANOVER, PB, PH, SP, INSTALL 2 LED SIGNS, 590 HANOVER ST
HANOVER, PB, PH, SP, DIGITAL SIGN, 548 WASHINGTON ST
HINGHAM, PB, PH, SPR, 5 BEDROOM SF DWELLING, 5 JORDAN WAY
HINGHAM, PB, PH, SPA, ADJUST GRADING MODIFY LAYOUT, 10 MARTINS COVE LANE
HINGHAM, PB, PH, SPR & WAIVER, RAZE & RECONSTRUCT SFH, 4 PINE GROVE ROAD
HINGHAM, ZBA, DECISION, DENIED, PROPERTY BEING USED FOR STORAGE, 266 WHITING ST
PEMBROKE, ZBA, PH, SP, VARIANCE, ADU, 206 QUEENS BROOK ROAD
PEMBROKE, ZBA, PH, SP, VARIANCE, FARMERS PORCH ADDITION, 29 PLYMOUTH STREET
PEMBROKE, ZBA, PH, VARIANCE, ENLARGE GARAGE, 56 INGHAM WAY
PEMBROKE, ZBA, PH, SP, VARIANCE, EXPAND SFH & ADD GARAGE, 80 MONROE ST
ROCKLAND, ZBA, PH, VARIANCE, ADDITION, 295 CENTRE AVENUE

RECEIVED
2022 JUN - 1 PM 2:40
TOWN OF NORWELL
TOWN CLERK

ROCKLAND, ZBA, SP, AUTO SERVICE STATION, 250 WEBSTER ST
SCITUATE, PB, PH, SP, ADU, 239 TILDEN ROAD
SCITUATE, PB, PH, REMOVE TREES IN PUBLIC RIGHT OF WAY 55 & 71 THOMAS CLAPP RD

BILLS

The following invoices were presented for payment:

CHRISTOPHER SULLIVAN	PB MINUTES	4.27.2022	\$150.00
CHESSIA CONSULTING			\$67.50

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

TOWN PLANNER'S REPORT

Ms. Quirk has prepared a boilerplate document to help the Board summarize peer review reports.

The Town Election is Saturday, May 21. Members Mauch and Greenberg are running unopposed for additional terms on the PB.

NEXT MEETING

May 25, 2022 – Town Hall, Room 112, 7 PM

ADJOURNMENT

There being no further business, motion was made by Mr. Mauch to adjourn at 7:45 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 5.25.22.



George Woodland III, Clerk

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

RECEIVED
2022 JUN - 1 PM 2:40
TOWN OF NORWELL
TOWN CLERK