



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

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*Office of Planning Board &
Town Planner*

Norwell Planning Board Meeting Minutes June 8, 2022

The meeting was called to order at 7:02 p.m. with Chair Brendan Sullivan presiding. Also present were Town Planner Ilana Quirk and Board Members Donald Mauch, Michael Tobin, and George Woodland. Unable to attend was Brian Greenberg. George Woodland arrived at 7:15 p.m. 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.

A discussion regarding Old Oaken Bucket Estates was removed from the agenda.

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

CITIZEN COMMENTARY

None

REORGANIZATION OF PLANNING BOARD

Member Sullivan advised he would like to step down as Chair, noting that last year Mr. Greenberg had expressed interest in becoming Chair after another year. Mr. Mauch spoke with Mr. Greenberg, who verified his interest. Mr. Tobin thanked Mr. Sullivan for his service as Chair. Mr. Mauch indicated he was willing to become Vice Chair unless Members Tobin or Woodland were interested. Mr. Woodland stated he wished to continue on as Clerk.

Motion by Mr. Mauch to nominate Mr. Greenberg as the next Planning Board Chair and CPC liaison. Duly seconded and unanimously voted.

Motion by Mr. Sullivan to nominate Mr. Mauch as the next Planning Board Vice Chair. Duly seconded and unanimously voted.

Motion by Mr. Mauch to nominate Mr. Woodland to continue as Planning Board Clerk. Duly seconded and unanimously voted.

SUBDIVISION, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS

341 Washington Street - Site Plan Application - Public Meeting

Al Loomis, McKenzie Engineering present for applicant, who proposes to raze two existing structures and construct a new, 3920 sq ft building housing a physical rehabilitation center with 20 parking spaces. A filing is pending with MassDOT, but Mr. Loomis noted there are good sightlines in both directions from the property entrance. The lot has good soils, and new septic and subsurface infiltration systems will be constructed. No impervious surfaces on the redeveloped lot will empty into the drainage system along Washington Street.

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Mr. Loomis clarified to Mr. Mauch that the proposed use was physical rehabilitation, similar to an existing use on the property, and that both of the current structures were constructed in the 20th century, one in the early 20th. Mr. Mauch suggested that Mr. Loomis check as to whether these structures would be subject to demolition delay hearings by the Historic Commission.

All present discussed the impact of the proposed removal of a shared driveway on a neighboring property. Mr. Loomis noted that the impacted parking area appears to be relatively little used, but Mr. Sullivan recommended that he reach out and advise the neighbor.

Consulting engineer John Chessia recommended that applicant provide a separate erosion control plan, and specify snow storage areas as well as any trees to be removed along the property line. The lot is in the Aquifer Protection District, and may be within 2500 feet of a town well.

Chessia also recommended that applicant check the landscaping requirements for a state numbered route. Mr. Sullivan noted that the addition of landscaping and street trees would make sense to make up for what was taken down; Mr. Mauch would also like to see some additional landscaping. Mr. Loomis will look into augmentation.

After some discussion regarding the difference between current and proposed uses, the Board requested that applicant produce a trip-generation report, as opposed to a full traffic study, and a landscape and lighting plan. Ms. Quirk suggested that any rear lighting be timed and motion-sensitive after a certain hour.

The matter was continued to allow applicant to address comments from Chessia, PB, and ZBA.

Motion by Mr. Sullivan to continue the matter to July 13, 2022 at 7 p.m. Duly seconded and unanimously voted.

136 Longwater Drive - Site Plan Application - Public Meeting

Don Bracken, Bracken Engineering, present along with applicant James Rader. The proposed activity is construction of a new parking lot on the easterly side of the property, with landscaping and stormwater upgrades. An originally proposed addition has been removed and the parking lot expansion reduced in size. The lot is located in the Aquifer Protection District, and the Town has access easements for drainage structures discharging into the pond.

The current warehouse tenant is remaining, and Clean Harbors is moving into part of building, creating the need for more parking; the additional lot will increase the impervious coverage on the site from 29% to 38%. The new stormwater system will include an oil/grit separator and direct most roof runoff into a leaching system, with overflows going into the pond. Mr. Bracken states these additions meet the system improvement requirements for redevelopment projects.

Consulting engineer Chessia suggested that applicant provide additional details regarding the new proposed lighting; Mr. Bracken will add these to the plan set. Chessia also recommended that applicant assess the current condition of outlets to the pond and provide additional drainage modeling and test pits. He also noted it is up to the Board to determine whether the proposed stormwater upgrades are sufficient for a redevelopment.

All present discussed the need for a landscape plan by a landscape architect. The Board members agreed this was not necessary, but Mr. Mauch suggested that all members visit the site to observe the existing landscaping. Member Sullivan also opined that a traffic-generation memo, as opposed to a traffic study, would be sufficient. Mr. Rader indicated that the site's increased use would be limited to regular business hours and, given that Clean Harbors already rents in the industrial park, would not increase park traffic.

The matter was continued to allow applicant to address Chessia's comments. Mr. Mauch expressed consternation over the protracted length of discussions between the developer and Mr. Chessia citing by their own admission, that a number of issues could have been resolved offline. He further urged Mr. Chessia to resolve as many issues as possible in the future with developers and the Interim Town Planner so as to limit the time spent during the PB's site plan approval process.

Motion by Mr. Sullivan to continue the matter to July 13, 2022 at 7 p.m. Duly seconded and unanimously voted.

180 Central Street - ANR Application

Motion by Mr. Mauch to accept the ANR application . Duly seconded and unanimously voted.

David and Julie Rouse, 180 Central Street, present. The application proposes an in-kind land swap between the Rouses and adjacent town-owned land that will give them the needed setbacks to build a garage on their property. ZBA declined to grant a variance, and recommended the land swap as an alternative. An article authorizing the swap was endorsed by the Select Board and approved at Town Meeting. Ms. Quirk noted it would make the Rouse lot conforming with respect to frontage.

Motion by Mr. Mauch to endorse the plan as submitted. Duly seconded and unanimously voted.

172 Circuit Street - ANR Application

Applicant Lynn Bowman present along with representative Al Loomis.

Motion by Mr. Sullivan to accept the ANR application . Duly seconded and unanimously voted.

Applicant is putting her house on market and needs to make the lot conforming so it can be sold with the deck intact. Mr. Loomis noted that otherwise the deck would have to be removed for the lot compliant with respect to setbacks.

Motion by Mr. Mauch to endorse the ANR application as submitted. Duly seconded and unanimously voted.

MINUTES

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The minutes of the May 25 meeting were distributed and reviewed.

Motion by Mr. Sullivan to approve the Minutes of the May 25, 2022 meeting as submitted. Duly seconded and unanimously voted.

CURRENT MAIL

The following mail was received at the Planning Office:

HANOVER, PB, PH, SP, SPR, RECONFIGURE APPROVED PARKING INSTALL OVERHEAD CANOPIES
1167 WASHINGTON ST
HINGHAM, PB, DECISION, APPROVED, ELECTRIC CHARGING STATION 274 SOUTH STREET HINGHAM,
PB, DECISION, APPROVED, ELECTRIC CHARGING STATION 28 BARE COVE PARK DR
HINGHAM, ZBA, DECISION 138 NOKOMIS ROAD, WITHDRAWN HINGHAM, PB, DECISION, GRANTED,
10 MARTIN'S COVE LANE
MARSHFIELD, SP, SPR, PARKING LOT MODIFICATIONS, 605 PLAIN ST PEMBROKE, ZBA, PH, SP,
OFFICE CONVERSION, 235 WASHINGTON ST
PEMBROKE, ZBA, PH, SP, VARIANCE, SHED, 125 FURNACE COLONY DRIVE
PEMBROKE, ZBA, DECISION, GRANTED, GARAGE, 56 INGHAM WAY PEMBROKE, ZBA, DECISION,
GRANTED, ADDITION SFH, 80 MONROE STREET
PEMBROKE, ZBA, DECISION, GRANTED, ADDITION OF PORCH, 29 PLYMOUTH ST PEMBROKE, ZBA,
DECISION, GRANTED, ADU, 206 QUEENS BROOK ROAD
PEMBROKE, ZBA, DECISION, GRANTED, CONSTRUCT 2 STORY BUILDING, 715 WASHINGTON ST
PEMBROKE, PB, SP, CONSTRUCT A NEW COMMUNITY CENTER, 128 CENTER ST
SCITUATE, PB, PH, SP, ADU, 115 GROVE STREET

BILLS

The following invoices were presented for payment:

CHRISTOPHER SULLIVAN, PB MINUTES, 5.25.2022* \$150.00

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

MISCELLANEOUS

Complete Streets Grant

A \$200K MassDOT grant came through for completion of the Main Street sidewalk to the Town Center.

Application And Other Forms

Ms. Quirk will be drafting ADU permitting forms and making needed updates to other forms.

Planning Board Dropbox

Ms. Quirk checked with Conservation Chair Marynel Wahl, and a secure file-sharing system is being developed town-wide; she will create a Dropbox for the Board's use in the meantime.

NEXT MEETING

June 22, 2022 – Town Hall, Room 112, 7 p.m.

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ADJOURNMENT

There being no further business, motion was made by Mr. Sullivan to adjourn at 8:58 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 6.22.22.



George Woodland III, Clerk

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

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