



TOWN OF NORWELL
Norwell Town Offices, Room 112
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Norwell, Massachusetts 02061
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*Office of Planning Board &
Town Planner*

Norwell Planning Board Meeting Minutes June 22, 2022

The meeting was called to order at 7:00 PM. with Chair Brian Greenberg presiding. Also present were Town Planner Ilana Quirk, Vice Chair Donald Mauch, and Board Members George Woodland and Michael Tobin. Brendan Sullivan arrived at 7:20 PM. The meeting was held at the Planning Office.

CALL TO ORDER/AGENDA

Motion by Mr. Tobin to open the meeting and approve the agenda as submitted. Duly seconded and unanimously voted.

CITIZEN COMMENTARY

None

PATHWAYS COMMISSION MEMBERSHIP

Under Norwell GBL §4-1.E, the Planning Board appoints Pathway Committee Members for a term of up to three years. Per a 2/12/2009 Planning Board vote, there are seven members, with four At Large Members and one Member from the Conservation Commission, Planning Board and Recreation Commission.

Ms. Quirk advised that a vote was necessary to reappoint those members who wish to continue on the Pathways Committee. Mr. Sullivan indicated an interest in staying on as the Planning Board's representative, and Chair Greenberg suggested that he be reappointed for a two-year term. Mr. Mauch asked to join as an at-large member. Current at-large member Patrick Palzkill asked for a one-year extension and Kevin Cafferty asked for a two-year extension.

Ms. Quirk suggested that consideration be given to merging the Pathways and Complete Streets committees. Mr. Mauch would like to schedule Pathways meetings so they occur just before Planning Board meetings.

Motion by Mr. Greenberg to appoint the following members to the Pathways Committee:

Patrick Palzkill (1 year term)

Brendan Sullivan and Kevin Cafferty (2 year terms)

Donald Mauch (3 year term)

Pamela Brake (3 year term as alternate)

Duly seconded and unanimously voted.

Director of Planning Contract

The Board reviewed and approved the draft of the contract prepared by Town Administrator Peter Morin. All present discussed the salary and scope of duties, as well as how Ms. Quirk will interact with other department heads and various personnel.

Motion by Mr. Mauch to approve the 3-year contract for Ms. Quirk as submitted. Duly seconded and unanimously voted.

Samuel Woodworth Road Update

Consulting engineer John Chessia advised that a development proposal by Toll Brothers would require a special permit from the Zoning Board of Appeals. Ms. Quirk advised TB, who advised in turn that they did not wish to proceed.

Accessory Dwelling Unit Update

All present discussed an amendment to the ADU bylaw to allow ADUs authorized by special permits prior to passage of the bylaw to continue as such when the property is sold to a new owner. Messrs. Mauch and Greenberg suggested that Ms. Quirk incorporate this into an article allowing for ADUs over 900 sq ft by special permit to be issued by the PB. Ms. Quirk believes the article can be ready for inclusion in the fall Special Town Meeting.

Mr. Mauch suggested that information for potential ADU applicants be added to the PB Website.

Planning Board CPC Representative

Mr. Sullivan resigned as the PB's liaison to CPC; Chair Greenberg agreed to serve as the new liaison.

Motion by Mr. Greenberg to accept Mr. Sullivan's resignation as PB liaison to CPC. Duly seconded and unanimously voted.

Motion by Mr. Mauch to designate Mr. Greenberg as PB liaison to CPC. Duly seconded and unanimously voted.

NEXT MEETING

July 13th, 2022 – Town Hall, Room 112, 7 PM

ADJOURNMENT

There being no further business, motion was made by Mr. Greenberg to adjourn at 8:08 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 by hand 11 7-13-2022

George Woodland III, Clerk

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