



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

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TOWN CLERK

2022 JUL 14 AM 9:26

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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.

SUBDIVISION, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS

224-228 Main Street (ANR)

The filing proposes to reconfigure the property into two new lots; an existing dwelling is proposed to be removed.

Ms. Quirk advised that the plan was endorsable, as both lots have sufficient frontage, but the lots would be nonconforming with respect to Section 201-9.3 of the zoning bylaw regarding distance between points on the lot lines. She has advised applicant Paul Gallagher's engineer, Jeff Hassett, who nevertheless indicated they wished to proceed. She suggested that the two lots use a shared driveway, but they did not wish to pursue the special permit required for it.

Ms. Quirk suggested that the Board endorse the ANR but that the Building Department be advised of the zoning nonconformity. Chair Greenberg suggested that Ms. Quirk consider revising this section of the bylaw.

Motion by Mr. Greenberg to endorse the ANR for 224-228 Main Street. Duly seconded and unanimously voted.

APPROVAL OF MINUTES

The minutes of the June 8 meeting were distributed and reviewed. Mr. Mauch suggested an amendment to the 136 Longwater discussion that was approved.

Motion by Mr. Mauch to approve the Minutes of the June 8, 2022 meeting as amended. Duly seconded and unanimously voted.

CURRENT MAIL

The following mail was received at the Planning Office:

HINGHAM, PB, PH, REMOVE GARAGE, ADDITION AND INSTALL POOL, 138 NOKOMIS ROAD
HINGHAM, PB, DECISION, GRANTED, RECONSTRUCT A SINGLE FAMILY HOME 4 PINE GROVE RD
SCITUATE, PB, PH, SPR, STORMWATER PERMIT, 803 FIRST PARISH ROAD

BILLS

The following invoices were presented for payment:

CHRISTOPHER SULLIVAN, PB MINUTES, 6.8.2022* \$ 150.00
CHESSIA CONSULTING, HITCHING POST LANE* \$1,327.50
CHESSIA CONSULTING, 341 WASHINGTON STREET* \$1,552.50
CHESSIA CONSULTING, 136 LONGWATER DRIVE* \$1,282.50
HORSLEY WITTEN, WOMPATUCK PARKING LOT* \$1,067.16

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

MISCELLANEOUS

Unanticipated Events

The Town's motion for summary judgment in a Land Court case regarding town property off Wildcat Lane was allowed.

The Select Board is considering moving the town offices to rented property somewhere in town, as an alternative to renovating the existing town offices.

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 Paul 11 7-13-2022

George Woodland III, Clerk

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

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