

**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 July 13, 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, Brendan Sullivan, and Michael Tobin. The meeting was held at the Planning Office.

### **CALL TO ORDER/AGENDA**

*Motion by Mr. Greenberg to 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.

A liaison from the Recreation Commission still needs to be appointed to the Pathways Committee. Ms. Quirk suggested appointing one of the alternates to the seat, but Chair Greenberg asked that she first inquire with members of the Recreation Commission.

Mr. Mauch suggested that Ms. Quirk appoint one of the alternates to the at-large seat he was appointed to at the previous meeting; Ms. Quirk will research and appoint the most senior alternate.

*Motion by Mr. Greenberg to rescind Mr. Mauch's appointment to the Pathways Committee and appoint the most senior alternate. 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 3920 sq ft building housing a physical rehabilitation center with 20 parking spaces. The original matter was continued to allow for consulting engineer John Chessia's peer review and applicant's responses.

Mr. Chessia suggested that the Board require acknowledgment from the northerly abutters to the property that they were aware of the plan and its possible impacts on their access to Washington Street. Applicant Kevin Callahan pointed out that the property line actually went through the

middle of the accessway, with the northerly part, including the northern curb cut, belonging to the abutters and thus remaining unchanged. Chessia noted this was not clear on the site plan, and suggested the Board obtain clarification as to what happens to the curb cut(s) and accessway.

Mr. Callahan pointed out that applicant had received notice of the hearing and presumably would be present if they had any issues. Mr. Mauch concurred but noted it was incumbent on an applicant to work constructively with abutters, and opined that the issue could be quickly resolved with a written instrument. Callahan replied that he had no issue obtaining this but stated they would like to close tonight if possible. Ms. Quirk indicated that she could have a draft decision ready by July 27 if applicant could obtain the letter by then.

The Board waived the requirement of a landscape plan submitted by a landscape architect, but Mr. Mauch asked that applicants also consult with abutters regarding sideline landscaping and add the agreement reached on this issue to the aforementioned letter. Applicants agreed to add trash container screening, remove the lights in back of the property, and move the silt socks in front of the trees on the property they intend to save. Mr. Tobin asked about possible impacts to Washington Street traffic; Mr. Loomis characterized the proposed use as low impact.

*Motion by Mr. Mauch to issue a positive recommendation for the 341 Washington Street site plan application to the Zoning Board of Appeals with conditions as drafted by the Town Planner, including that applicants obtain a letter of agreement regarding sideline landscaping and entrance-related site work. Duly seconded and unanimously voted.*

### **136 Longwater Drive - Site Plan Application - Public Meeting**

Ryan Maxwell, Bracken Engineering, present. The proposed activity is construction of a parking lot on the easterly side of the property, with landscaping and stormwater upgrades. Clean Harbors is moving into part of building, creating the need for more parking. The lot is located in the Aquifer Protection District, and the Town has access easements for drainage structures discharging into the pond in back.

Applicant's traffic report was distributed to the Board. Mr. Mauch objected to receiving such a lengthy report just before a public meeting, but Mr. Maxwell noted they had just received the report today.

Mr. Chessia noted that the Board required site plans to be certified by a surveyor to Land Court standards, but Mr. Sullivan opined that this condition was waivable and it had been done before. Chessia also recommended conditions regarding dark sky compliance and submission of an illicit discharge statement, and that applicant add sight distance triangles at access points on the plan. The Board must also decide whether the proposed stormwater improvements are sufficient for a redevelopment project.

Ms. Quirk noted that the pond in back is actually a retention basin in which one outlet had been partly blocked, and suggested a condition of approval requiring applicant to clear and maintain this outlet. Mr. Greenberg questioned why applicant should be responsible for doing so, but Ms. Quirk indicated it was a relatively small job. Rodney Hall, Building Manager for The Computer Merchant at 95 Longwater, stated that the outlet pipe was much smaller than originally designed but Ms. Quirk did not share that opinion. Mr. Maxwell stated that DPW had worked with the Conservation Commission to unblock the outlets and the water level dropped to the design level; it seems to have been blocked once again.

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Mr. Chessia also questioned applicant's use of a trench drain for parking lot drainage and requested additional documentation to show the design would work as intended. Mr. Maxwell pointed out they had added a catch basin next to the trench drain for more sediment storage, and opined that the proposed design met the performance standard. However, Mr. Chessia maintained the system they proposed was not a listed BMP, and recommended that they add a proprietary stormwater management system or more catch basins.

Chessia also recommended that applicant shift the high point of the parking lot closer to Longwater Drive in order to minimize the amount of stormwater diverted there. Mr. Maxwell objected to any such regrading, stating that doing so would require extensive additional changes, and the current system was the best they could come up with. After further discussion, however, Mr. Maxwell agreed to close the hearing with conditions requiring regrading to the extent feasible and installation of a proprietary stormwater system.

*Motion by Mr. Mauch to issue a positive recommendation for the 136 Longwater Drive site plan to the Zoning Board of Appeals with conditions as drafted by the Town Planner, including that applicant regrade the entrance and install a proprietary stormwater management system pursuant to Mr. Chessia's recommendation, remove mowing debris, and clear the drainage easement. Such approval is also subject to Chessia's summary of the traffic report and any recommendations, and Ms. Quirk's review of the drainage outlets. Duly seconded and unanimously voted.*

### **APPROVAL OF MINUTES**

The minutes of the June 22 meeting were distributed and reviewed.

*Motion by Mr. Greenberg to approve the Minutes of the June 22, 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, CONSTRUCTION OF A NEW 4,500 SF COMM BUILDING OFF KING ST  
HANOVER, ZBA, PH, VARIANCE, 1 CAR GARAGE, 443 MAIN ST  
HANOVER, PB, PH, SIGN, 1271 WASHINGTON ST  
HINGHAM, ZBA, PH, VARIANCE, CHANGE IN PLANS STORAGE RM TO BEDROOM, 78 KILBY ST.  
HINGHAM, ZBA, PH, SP, ADU, 4 FEELEY LANE  
HINGHAM, PB, SPR, EXTEND BUILDING, 165 BEAL STREET  
HINGHAM, PB, REMOVE TREE, LAZELL STREET  
HINGHAM, PB, SPR, RAISE AND CONSTRUCT NEW HOME, GARAGE 7 MEADOW VIEW ROAD  
HINGHAM, PB, SPR, DECISION, GRANTED, ADDITION/GARAGE, 41 JARVIS AVENUE  
HINGHAM, PB, DECISION, DEMOLISH AND RECONSTRUCT POOL, POOL HOUSE, SPORT COURT, 66 BURDITT AVENUE  
PEMBROKE, PB, SP, DECISION, APPROVED, MULTI FAM RESI PROJECT, 631 WASHINGTON ST  
PEMBROKE, ZBA, PH, SP, VARIANCE, CONSTRUCTING 2 BUILDINGS 204 CENTER ST  
PEMBROKE, ZBA, VARIANCE, LIVING SPACE ABOVE GARAGE, 70 PLAIN ST  
PEMBROKE, ZBA, VARIANCE, POOL, 40 LORNA AVE  
PEMBROKE, ZBA, SP, VARIANCE, CONSTRUCT SINGLE FAMILY NONCONFORMING LOT 64 RIDGE  
PEMBROKE, ZBA, SP, APPROVED, RESIDENTIAL UNITS ON 2ND FLOOR, 235 WASHINGTON ST  
PEMBROKE, PB, SP APPROVAL TO CONSTRUCT A NEW COMMUNITY CENTER, 128 CENTER ST  
SCITUATE, PB, SP, APPROVED, ADU, 115 GROVE STREET  
SCITUATE, PB, PH, SP, TANDEM PARKING IN THE VILLAGE CENTER, 14-16 OLD COUNTRY WAY  
SCITUATE, PB, PH, PROPOSED CHANGES TO ZONING BYLAW

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## **BILLS**

The following invoices were presented for payment:

CHRISTOPHER SULLIVAN, PB MINUTES, 6.22.2022\* \$ 150.00  
CHESSIA CONSULTING, HITCHING POST LANE\* \$ 981.00  
CHESSIA CONSULTING, 136 LONGWATER DRIVE\* \$ 1,377.30  
CHESSIA CONSULTING, 341 WASHINGTON STREET\* \$ 1,437.30

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

Ms. Quirk asked that former Chair Sullivan be reauthorized to sign invoices, or that Chair Greenberg be authorized to sign.

*Motion by Mr. Greenberg to authorize Mr. Sullivan to continue to sign invoices. Duly seconded and unanimously voted.*

## **MISCELLANEOUS**

### **Potential Zoning Updates**

#### **ADU bylaw / Definitions**

Building Inspector Tom Barry has been having applicants file deed restrictions for structures such as pool houses in order to ensure they don't become accessory dwelling units. Mr. Greenberg believes the current bylaw definition of ADU is sufficient to prevent this, but he and Ms. Quirk will check with Mr. Barry as to whether he has any concerns.

### **Scenic Road Bylaw**

All present discussed an issue at 352 Circuit Street, where a builder obtained approval to take down a stonewall and remove trees in a "Scenic Road" hearing. The current owner began removing additional brush and was planning to put in a cobblestone parking area located in the town's right of way. Ms. Quirk and Highway Commissioner Glenn Ferguson and contacted the owner and suggested that they put the parking area further in, so it does not encroach on the right of way, and the owner seems to be complying.

Mr. Greenberg noted that the addition of landscape and hardscape often doesn't require permits, and residents generally assume their property begins where the road ends. All discussed the need to educate residents regarding the existence of the town right of way, preferably without having to hire a surveyor, the history of the stonewall along the Circuit Street area, and the overall functioning and necessity of the bylaw.

### **Stormwater Issues**

Highway Commissioner Glenn Ferguson suggested that the PB assume that driveways for upscale subdivisions are impervious for the purpose of stormwater management, citing an issue on Parker Drive where he claimed driveways were depicted as pervious during the permitting process and then paved during construction,

### **New Forms**

Mr. Greenberg and Ms. Quirk are working on an Administrative Site Plan Review form that will be used to review applications for accessory dwelling units greater than 900 sq ft. A draft will be circulated to the Board for comments.



### **Submissions**

The Board and Ms. Quirk briefly discussed various issues with submissions, including late submissions to the Board and ensuring peer review reports are available for timely review by applicants. Ms. Quirk suggested that peer review reports be provided to project engineers when they are provided to the Board.

*Motion by Mr. Greenberg that Ms. Quirk direct Mr. Chessia to send all peer review reports to the applicant's engineer when they are provided to Ms. Quirk and the Board. Duly seconded and unanimously voted.*


### **NEXT MEETING**

July 27<sup>th</sup>, 2022 – Town Hall, Room 112, 7 PM

### **ADJOURNMENT**

*There being no further business, motion was made by Mr. Greenberg to adjourn at 9:03 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 7/27/22.

  
George Woodland III, Clerk

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Post to Planning Board Webpage

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