



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

Norwell Planning Board Meeting Minutes July 27, 2022

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

CALL TO ORDER/AGENDA

Motion by Mr. Tobin to open the meeting. Duly seconded and unanimously voted.

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

CITIZEN COMMENTARY

None

SUBDIVISION, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS

Stetson Woods* Public Hearings*

170 Stetson Road & 196 Stetson Road
VROD Special Permit
Scenic Road Hearing

Mr. Woodland read the Notice of Public Hearing.

Motion by Mr. Tobin to open the public hearing. Duly seconded and unanimously voted.

Mr. Mauch advised that this special permit hearing required at least four PB members to proceed, but that the members present could start the process by assigning a peer review engineer.

Motion by Mr. Tobin to appoint John Chessia as peer review engineer for the project. Duly seconded and unanimously voted.

The matter was continued due to a lack of quorum.

Motion by Mr. Tobin to continue the public hearing to August 3 at 7:00 PM, at the Planning Office. Duly seconded and unanimously voted.

341 Washington Street Site Plan*
Draft Report and Recommendation*

Public Meeting

Mr. Loomis advised he had made the plan changes discussed at the previous hearing, including the addition of trash container screening, removing lights in back of the property, and moving the silt socks in front of the trees they intended to save; they have also obtained a letter of agreement from the northerly abutter regarding sideline landscaping and entrance site work, and provided additional drainage calculations.

Ms. Quirk recommended a continuation to allow Mr. Chessia to review the latest changes but was aware of applicant's time constraints. She has spoken with ZBA Chair Lois Barbour, who has moved their hearing to August 9, and recommended that this hearing be continued to August 3 for a final review and approval.

Mr. Loomis noted that one of the proposed conditions of building permit issuance was receipt of MassDOT commentary on curb cut impacts, and asked that this be made a condition of occupancy permit issuance, as DOT has been taking longer than usual to provide comments. Ms. Quirk will recommend this to Building Commissioner Tom Barry and finalize a draft decision for August 3.

136 Longwater Drive - Site Plan
Draft Report and Recommendation*

Public Meeting

Don Bracken and Ryan Maxwell present for applicant, who attended by phone; Town Counsel Robert Galvin also present.

Mr. Bracken showed the original site plan from 1980 for the basin, explaining that the outlet control structure on 95 Longwater was blocked, causing the basin to fill more than intended. The outlet structure needed to be repaired or replaced, but the concrete weir system was in good shape.

Mr. Bracken stated that he visited the basin just prior to this meeting and found the outlet control structure to be complete unblocked. However Mr. Mauch, who visited it yesterday, and Ms. Quirk, who visited last week, both stated they observed it to be blocked.

Ms. Quirk asked if Mr. Rader had had any discussions with abutters to the basin regarding access to clear out the outlet structure. Mr. Bracken indicated they had not to date, as Mr. Rader believes it is the Town's responsibility to repair the basin. However, Attorney Galvin replied that the Town specifically did not take in the basin as part of its access easement as part of a long-standing policy.

Mr. Bracken asserted that the parking lot expansion associated with the project was not directly connected to the basin, as the additional stormwater associated with the lot expansion is accounted for and the drainage improvements would relieve pressure on the basin. Thus, he requested that the Board issue its decision as soon as possible, as Clean Harbors wishes to occupy the property by September.

Mr. Mauch indicated that the Board was sympathetic to their time constraints. Ms. Quirk recommended a continuation to August 3 so they could be heard by ZBA on August 9, and suggested they obtain permission from 95 Longwater to clean the outlet structure, and do a title search to establish their rights and responsibilities regarding basin maintenance.

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Mr. Bracken reiterated that Mr. Rader did not believe it was his responsibility to fix the basin, but Attorney Galvin urged that they do the title search to establish the basin ownership, as owners were strictly liable for damage resulting from basin failure, and they may find Mr. Rader has more rights with respect to the basin than he thinks.

APPROVAL OF MINUTES

The minutes of the July 13 meeting were distributed and reviewed.

Motion by Mr. Tobin to approve the Minutes of the July 13, 2022 meeting as submitted. Duly seconded and unanimously voted.

REVIEW CURRENT MAIL

The following mail was received at the Planning Office:

HINGHAM, PB, PH, SPR, CONSTRUCT SINGLE FAMILY HOME, 185 DOWNER AVENUE
HINGHAM, PB, SPR, CONSTRUCT A 50K SQ FT 3 STORY BUILDING, 335 LINCOLN STREET
HINGHAM, DECISION, GRANTED, ADDITION & IN-GROUND POOL, 138 NOKOMIS ROAD
PEMBROKE, ZBA, SP, PH, VARIANCE, ADU, 26 WATER ST
PEMBROKE, ZBA, PH, VARIANCE, 3500 SQ FT SHED, 210 BARKER ST
PEMBROKE, ZBA, SP, IN-LAW ADDITION, 59 CENTER STREET
PEMBROKE, ZBA, SP, NON-CONFORMING SETBACK FOR ADDITION, 40 OLD WASHINGTON ST
PEMBROKE, ZBA, GRANTED, SHED, 125 FURNACE COLONY DR
PEMBROKE, ZBA, GRANTED, POOL
ROCKLAND, ZBA, PH, CONSTRUCT 2 FAMILY HOME, 808 MARKET ST
SCITUATE, PB, PH, STORMWATER PERMIT, SP, COMMON DRIVEWAY, 803 FIRST PARISH & LOT 3
LAURELWOOD
SCITUATE, PB, PH, STORMWATER PERMIT, SPR, COMMON DRIVEWAY 109 ELM ST – LOT 1&2
SCITUATE, PB, PH, STORMWATER PERMIT, SPR, 20 MANN HILL ROAD

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APPROVAL OF PENDING BILLS

The following invoices were presented for payment:

Vendor	Description	Amount
Christopher Sullivan	July 13 meeting minutes	\$150.00

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

MISCELLANEOUS

Chair to Sign Bills

The Board authorized Chair Greenberg to sign vouchers in bills in addition to member Sullivan.

Motion by Mr. Woodland to authorize Chair Greenberg to sign vouchers and bills. Duly seconded and unanimously voted.

Reconciliation of PB Fund Balances as of 6/30/2022

Tabled

ADU Issue

Ms. Quirk advised that under Title 5 regulations, external ADUs will require a 220 gpd wastewater flow rate as opposed to the 110 gpd required for internal ADUs.

Planning Board Forms

Ms. Quirk is working on ADU administrative site plan review forms along with updating all other forms, and is working with a consultant to redesign the PB Web page.

NEXT MEETING

August 3rd, 2022 – Town Hall, Room 112 or Gymnasium, 7 PM

ADJOURNMENT

There being no further business, motion was made by Mr. Tobin to adjourn at 7:48 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 8/3/22.



George Woodland III, Clerk

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

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