



**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 August 24, 2022**

The Planning Board's meeting was called to order at 7:00 PM. with Chair Brian Greenberg presiding and with Members Donald Mauch, George Woodland and Michael Tobin present. Member Brendan Sullivan was absent. Also present was Director of Planning and Community Development Ilana Quirk. The meeting was held in the Planning Office, Town Hall, Room 112.

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

*Motion by Member Mauch to approve the agenda as submitted. Seconded by Member Tobin and unanimously voted.*

### **CITIZEN COMMENTARY**

None

### **APPROVAL OF MINUTES**

The minutes of the August 3 meeting were distributed and reviewed.

*Motion by Member Mauch to approve the Minutes of the August 3, 2022 meeting as amended. Seconded by Member Tobin and unanimously voted.*

### **REVIEW CURRENT MAIL**

The following mail was received by the Planning Office and available for review by the Members:

HINGHAM, PB, DECISION, GRANTED, REMOVE SHADE TREES, LAZELL STREET  
HINGHAM, PB, DECISION, GRANTED, RAZE AND CONSTRUCT NEW HOME, 7 MEADOWVIEW  
HINGHAM, PB, PH, SPR, REPLACE FOSTER SCHOOL W/3 STORY BUILDING, 55 DOWNER AVE

### **APPROVAL OF PENDING BILLS**

The following invoices were presented for payment:

CHRISTOPHER SULLIVAN, PB MINUTES, 8.3.2022\* \$ 150.00  
BOND PRINTING & MARKETING\* \$ 101.00  
CHESSIA CONSULTING, INC. -136 LONGWATER DRIVE\* \$ 426.00  
CHESSIA CONSULTING, INC. – HITCHING POST LANE\* \$ 960.50  
CHESSIA CONSULTING, INC. – 341 WASHINGTON STREET\* \$ 966.00

*Motion by Member Mauch to approve the invoices as submitted. Seconded by Member Woodland and unanimously voted.*

## **MISCELLANEOUS**

### **7 Meadowview**

Mr. Greenberg briefly discussed a project in which he was involved professionally and compared the process to the Norwell process, which is more transparent and helpful.

### **ADU Issues**

Ms. Quirk advised that the ADU bylaw has been reviewed and approved by the Attorney General's office, but there is a statutory posting and publication requirement by the Town Clerk that will take time to complete, perhaps a few weeks.

The Board discussed a potential administrative procedure to allow applicants in certain situations to submit an older site plan, with a PLS stamp, provided that it shows all of the necessary information. Member Mauch noted that many residents may already have such a plan in their possession that would provide sufficient information for simpler projects. Ms. Quirk recommended adding a statement that the Board reserves the right to require a surveyed plot plan or architect's sketch if needed to evaluate a project.

Member Mauch expressed concern that a significant number of ADU applicants will find out that constructing an ADU would create septic compliance issues. Under the current Title 5 requirements, applicants may have to install a new septic system or increase the capacity of their existing septic system, both at significant expense, or they may need to eliminate an existing bedroom in their primary dwelling by removing a door frame or wall, which would devalue the dwelling and also add significant expense. Member Mauch proposed amending the ADU bylaw to allow applicants to address this situation by signing a restrictive covenant stating that the total number of occupants at their address will not exceed the capacity of the present system. Ms. Quirk noted that the ADU bylaw cannot alter the requirements of Title 5 or the local board of health regulations.

Mr. Greenberg agreed that septic issues are critically important. Ms. Quirk agreed that the Title V standards may need some updating, but the Board cannot alter state septic or Board of Health regulations through amendments to the ADU. She suggested adding a clause in the preamble that simply recites that the Board of Health must determine an ADU's Title V compliance. The Board discussed the need to discuss this issue with the BOH and Health Agent Ben Margro and scheduled an August 31 meeting to which Health Agent Margro and any BoH members who are available to attend will be invited.

### **Planning Board Forms and Website**

Ms. Quirk is reviewing all PB forms to ensure they comply with state law. She hopes to have all revised and ready for Board review by September 14.

### **205 Winter Street – Scenic Road and Public Shade Tree Issues**

All briefly discussed an issue at a work site at 205 Winter, where the contractor disturbed a stone wall and excavated a potential shade tree. Tree Warden Ferguson determined that the tree was not in the Town's right of way, but Mr. Greenberg suggested the incident illustrates the need for a better process to make residents and contractors aware of the "Scenic Road" bylaw and the regulations thereto.

Ms. Quirk has given Building Department Admin Christina Fruzzetti a list of "Scenic Roads" and a copy of the Scenic Road Bylaw, and Building will flag any building permit applications received

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for these roads. Mr. Greenberg noted that Hingham's PermitEyes system alerts applicants to additional possible permits needed, and suggested that applicants provide digital photos of their street frontage with their applications. Ms. Quirk has asked that Building request photos of the frontage for each lot be submitted with each building permit application; Building is looking into the suggestion. Ms. Quirk and Tree Warden Ferguson are discussing how to document where the town's right of way is on these roads. Member Mauch noted he had suggested in the past that the notification be provided to residents of Scenic Roads on their property tax bill or other mailing. Better communication with workers and contractors is also needed.

#### **NEXT MEETING**

August 31, 2022 – Town Hall, Room 112, 7 pm

#### **ADJOURNMENT**

*There being no further business, motion was made by Chair Greenberg to adjourn at 8:22 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 8.31.22.



George Woodland III, Planning Board Clerk

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