



Office of Planning Board &
Town Planner

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

TOWN OF NORWELL
TOWN CLERK
2022 SEP 15 AM 8:49
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Norwell Planning Board Meeting Minutes August 31, 2022

The meeting was called to order at 7:07 P.M. with Chair Brian Greenberg presiding and Board Members George Woodland, Brendan Sullivan, and Michael Tobin present. Member Donald Mauch was unable to attend. Also present was Director of Planning and Community Development Ilana Quirk. The meeting was held in the Planning Office at Town Hall, Room 112.

CALL TO ORDER/AGENDA

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

CITIZEN COMMENTARY

None

APPROVAL OF MINUTES

The minutes of the August 24 meeting were distributed and reviewed.

Motion by Member Greenberg to approve the Minutes of the August 24, 2022 meeting as amended. Seconded by Member Woodland and unanimously voted.

APPROVAL OF PENDING BILLS

The following invoices were presented for payment:

CHRISTOPHER SULLIVAN, PB MINUTES, 8.24.2022* \$ 150.00

Motion by Member Greenberg to approve the invoices as submitted. Seconded by Member Tobin and unanimously voted.

MISCELLANEOUS

ADU Issues

Planner Quirk and Chair Greenberg met with health agent Ben Margro about the possibility of ADU applicants resolving Title V compliance issues by executing a restrictive covenant stating that the total number of occupants at their address will not exceed the capacity of their septic system. Mr. Margro was open to the possibility but wished to reserve the right to inspect systems in certain situations, such as when an old system has not been inspected in years.

All present also discussed possibilities for future bylaw modifications including a maximum unit size, incentivizing affordable units, and permitting existing "sub rosa" units. Planner Quirk will work on permitting guidelines

The Board also reviewed a draft Administrative Site Plan Review application for detached ADUs, removing a typo on page 3 and adding a copy of the assessor's card to the list of documentation.

Motion by Member Sullivan to approve the ASPR form as edited. Seconded by Member Woodland and unanimously voted.

Planning Board Forms and Website

Planner Quirk distributed drafts of several forms she had edited to make shorter and comply with state law, and asked for a vote of approval so they could be posted to the PB Web page. The members present approved the forms provided no request for further discussion was made over the next week.

Motion by Member Greenberg to approve changes made by the Town Planner to the Application for Endorsement of ANR and Surety Release Policy and application, Designer's Certificate, and Municipal Lien Certificate provided there are no requests for further discussion received by next Wednesday. Seconded by Member Tobin and unanimously voted.

136 Longwater Drive Issues

Tabled

NEXT MEETING

September 14, 2022 – Town Hall, Room 112, 7 pm

ADJOURNMENT

There being no further business, a motion was made by Member Greenberg to adjourn at 7:55 P.M. Seconded by Member Woodland and unanimously voted.

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on 9.14.22.



George Woodland III, Clerk

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