



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

TOWN OF NORWELL
TOWN CLERK

2022 DEC -1 AM 9:18

RECEIVED

*Office of Planning Board &
Town Planner*

Norwell Planning Board Meeting Minutes November 9, 2022

The meeting was called to order at 7:00 P.M. with Chair Brian Greenberg presiding and Board Members George Woodland, Brendan Sullivan, and Michael Tobin present. Vice Chair Mauch was unable to attend. 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 Chair Greenberg to approve the agenda as submitted. Seconded by Member Woodland and unanimously voted.

CITIZEN COMMENTARY

None

SUBDIVISION, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS

Old Oaken Bucket Estates

Review Easement Status / Subdivision Surety Review / Review and Possible Endorsement of Mylars

Planner Quirk is waiting for the closing and recording to occur as well as receipt of a clean municipal lien certificate. She is also assisting the Conservation Commission regarding applicant's compliance with their Order of Conditions.

Hitching Post Subdivision

Site Plan Reviews

Surety/Lot Release Application

Consulting engineer John Chessia is reviewing the three submitted site plan reviews; the Board authorized Planner Quirk to approve the corresponding lot releases once Chessia indicates all is in order. New developer Tony Nader has already applied for the Building permits, which cannot be issued without having obtained the lot releases.

Bay Path Lane Subdivision Extension

Surety Reduction Application

Planner Quirk has been working with the Accounting Office to process the surety release approved by the Board at its last meeting. They have requested that the vote reflect the specific amount to be released.

Motion by Chair Greenberg that the Board approve a release of \$109,686.40 in surety cash funds held to secure the remaining work for Bay Path Lane Extension, such that the remaining funds will be equal to \$81,000 as recommended in the peer review report issued by Chessia Consulting on October 12, 2022. Seconded by Member Woodland and unanimously voted.

APPROVAL OF MINUTES

The minutes of the October 26 and November 2 meetings were distributed and reviewed.

Motion by Chair Greenberg to approve the Minutes of the October 26, 2022 meeting as submitted. Seconded by Member Tobin and unanimously voted.

Motion by Chair Greenberg to approve the Minutes of the November 2, 2022 meeting as submitted. Seconded by Member Tobin and unanimously voted.

REVIEW CURRENT MAIL

The following mail was received at the Planning Office:

HINGHAM, PB, DECISION, APPROVED, 35 SCHOOL STREET
HINGHAM, PB, PH, TRAFFIC SIGNAL DEADLINE, 100 INDUSTRIAL ROAD
HINGHAM ZBA, PH, SPR, SINGLE FAMILY DWELLING, 6 OAKWOOD CIRCLE
PEMBROKE, ZBA, SP, DECISION, GRANTED, VARIANCE, DECK, 11 DEVEUVE LANE
PEMBROKE, ZBA, SP, DECISION, GRANTED, VARIANCE, SHED
PEMBROKE, ZBA, SP, 8 BUILDINGS, DECISION, GRANTED, 74 & 0 CONGRESS STREET
SCITUATE, PB, SP, PH, ADU, 52 PIN OAK DRIVE
SCITUATE, PB, PH, ADU SP, 556 FIRST PARISH ROAD

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APPROVAL OF PENDING BILLS

The following invoices were presented for payment:

Vendor	Description	Amount
CHRISTOPHER SULLIVAN	PB MINUTES, 10.26.2022*	\$ 150.00

Motion by Chair Greenberg to approve the invoices as submitted/amended. Seconded by Member Woodland and unanimously voted.

MISCELLANEOUS

January 2023 Special Town Meeting Preparations

VROD Revisions

The attorneys for the proposed Stetson Woods VOD have raised objections to some of the proposed Village Residential Overlay District bylaw revisions and want more certainty as to how much of a density bonus is possible and how it can be attained; Planner Quirk wants the Board to retain some discretion to increase or decrease the bonus as appropriate.

Chair Greenberg is open to revisions that would offer developers more clarity, but Member Sullivan cautioned the article shouldn't be rewritten just to accommodate any one developer. Vice Chair Mauch suggested to Planner Quirk that the article be moved to the Annual Town Meeting in May, as there will not be enough time to revise it for the STM, and all present agreed.

May 2023 Annual Town Meeting Preparations

Solar Article

Ms. Quirk advised that a recent SJC ruling held that Solar farms must be made allowable in municipalities by special permit, and the Town's zoning bylaw must be amended to bring it into compliance with the ruling. All briefly discussed where such farms should be permitted by right or by special permit. Ms. Quirk will send a draft for the Board to review, and the matter will be discussed at the November 30 meeting.

Planning Board Forms and Website

In process

2023 Planning Board Schedule

All present agreed to move regular meetings to the first and third Wednesdays of the month; this will remove the overlap with Select Board meetings, which are held on the second and fourth Wednesdays.

NEXT MEETING

November 30th, 2022 – Town Hall, Room 112, 7 PM

ADJOURNMENT

There being no further business, a motion was made by Chair Greenberg to adjourn at 8:02 PM. 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 11.30.22.



George Woodland III, Clerk

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

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