



TOWN OF NORWELL
Norwell Town Offices, Room 112
345 Main Street
Norwell, Massachusetts 02061
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TOWN OF NORWELL
TOWN CLERK
2023 JAN -5 AM 9:50
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Office of Planning Board &
Town Planner

Norwell Planning Board Meeting Minutes December 14, 2022

The meeting was called to order at 7:00 PM. with Chair Brian Greenberg presiding and Board Members Donald Mauch, Brendan Sullivan, and Michael Tobin present. Member George Woodland 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 Tobin and unanimously voted.

CITIZEN COMMENTARY

None

SUBDIVISION, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS

Hitching Post Lane

Public Meeting
Surety Issues

Planner Quirk received the Surety Agreement and Release of Covenant from applicant but noted several issues with the documents, including signatures on the wrong line on the Release of Covenant and no jurat accompanying the notarization. Town Counsel approved the documents as submitted, and Planner Quirk signed off on applicant's permit on Permittees based on his representation. After some further discussion, the Board voted to sign the Surety Agreement and Release of Covenant provided that the latter be held at the Planning Office until the surety agreement is properly signed by an authorized representative of the surety company.

Motion by Chair Greenberg that the Board release the subdivision covenant and sign the original surety agreement with the condition that Planner Quirk not relinquish the Release of Covenant to applicant until she receives an original authorized signature of the surety company on the surety agreement. Seconded by Member Sullivan and unanimously voted.

Curtis Farms Subdivision

As-Built Plans

Public Meeting

Tabled, as Engineer John Chessia's peer review is not ready.

APPROVAL OF MINUTES

The minutes of the November 30 meeting were distributed and reviewed.

Motion by Chair Greenberg to approve the Minutes of the November 30, 2022 meeting as amended. Seconded by Member Mauch and unanimously voted.

Motion by Member Mauch to authorize Chair Greenberg to sign the Minutes of the November 30, 2022 meeting. Seconded by Member Tobin and unanimously voted.

REVIEW CURRENT MAIL

The following mail was received at the Planning Office:

HANOVER, PB, SP, SPR, CONSTRUCT 2550 FREE STANDING BUILDING, 1167 WASHINGTON ST
HANOVER, PB, DENY, SP/SPR APPLICATION TO CONSTRUCT CANOPY 1167 WASHINGTON ST
HINGHAM, PB, SP, SPR, RECONSTRUCT SFH & DETACHED ACCESSORY BLDG. 222 S.PLEASANT ST
HINGHAM, PB, SP, ADD PUMP ISLAND, 19 WHITING ST HINGHAM, PB, DECISION, GRANTED WITH
CONDITIONS WORLD'S END / MARTINS LANE HINGHAM, PB, SP, PARKING SPACE INCREASE, 73
ABINGTON ST HINGHAM, PB, SPR, CONSTRUCT 2 ADDITIONS, 15 HOWLAND LANE HINGHAM, ZBA,
CONSTRUCT A MUDROOM & REAR DECK, 295 GARDNER STREET HINGHAM, ZBA, DECISION, SP,
GRANTED, 19 WHITING STREET ROCKLAND, ZBA, PH, PARKING VIOLOATION, 45 GREENWOOD ST
ROCKLAND, ZBA, CONTRUCT NON COMFORMING GARAGE, 60 GREEN ST

APPROVAL OF PENDING BILLS

The following invoices were presented for payment:

CHRISTOPHER SULLIVAN, PB MINUTES, 11.9.2022*

\$ 150.00

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

MISCELLANEOUS

FY 2024 Budget Preparations

Planner Quirk's draft FY 2024 Planning Department budget proposes a 2% increase over the previous year, not including contractual salary increases. She is trying to negotiate an additional increase for Administrator Kristin Ford based on the work she performs for other Boards not under the purview of the Planning Department. After a discussion of how to accomplish this under union rules, the Board voted to approve the budget, authorizing Planner Quirk to work with Chair Greenberg as needed to finalize it.

Motion by Chair Greenberg to approve the FY 24 Planning Department budget and authorize Planner Quirk to work with him to finalize the budget as needed. Seconded by Member Mauch and unanimously voted.

January 2023 STM Preparations

The Board's STM articles have been moved to the Annual Town Meeting.

ADU Application Issues

Member Mauch stated that it has been nearly a year since the PB's ADU Bylaw has been passed, expressing concern over the BOH's delay in approving the Title V deed restriction language that is to be part of the ADU application packet. There is also a delay in the implementation of regulatory changes that must be initiated by BoH, as they have not met since the summer.

Member Sullivan noted that these issues are outside the Planning Department's purview and are up to BoH to resolve. Planner Quirk added that she could administratively review and approve ADU applications in the meantime, but Member Mauch objected that nothing would move after the application left the Planning Office.

Chair Greenberg shared Member Mauch's frustration but believed that the current permitting process, although suboptimal, is one that an experienced builder used to municipal permitting would be able to navigate. Mauch stated his goal was to remove as much inconvenience from applicants as possible in the permitting process, and opined that the current delay was a textbook example of why people avoided municipal permitting. Member Sullivan noted that people who did so would run into problems when they tried to sell their homes.

ANR Issues - Stony Brook

Fire Chief Dave Kean has sent a letter to the Board stating he can get his equipment to the end of this private way, and he had no issues with the proposed construction of an additional house on it. Applicant will be reappearing on January 4, and will likely be proposing to widen the way and add hydrant service from Meetinghouse Lane.

John Chessia Consulting Engineer Peer Review Contract*

Planner Quirk has prepared a draft peer review contract for consulting engineer John Chessia, setting forth hourly rates and other conditions. The Board approved the contract as written.

Motion by Chair Greenberg to approve the draft consulting contract. Seconded by Member Mauch and unanimously voted.

NEXT MEETING

January 4th, 2023 – Town Hall, Room 112, 7 PM

ADJOURNMENT

There being no further business, a motion was made by Chair Greenberg to adjourn at 8:17 PM. Seconded by Member Tobin and unanimously voted.

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on 1/4/23.



George Woodland III, Clerk

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

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