



Office of Planning Board &  
Town Planner

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

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2023 JAN 19 AM 9:09

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## **Norwell Planning Board Meeting Minutes January 4, 2023**

The meeting was called to order at 7:04 PM. with Chair Brian Greenberg presiding and Board Members Donald Mauch, Tripp Woodland, and Michael Tobin present. Member Brendan Sullivan 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/amended. Seconded by Member Mauch and unanimously voted.*

### **CITIZEN COMMENTARY**

Select Board Chair Bruce Graham advised he was working with Planner Quirk and Town Administrator Darleen Sullivan to develop a process by which the Town would plow certain roads without assuming responsibility for street and stormwater system maintenance; Highway Commissioner Glenn Ferguson has been looped in and on supports the idea. Chair Greenberg would like the process to be implemented ASAP, but Chair Graham cautioned that this may not be able to happen until next winter.

### **SUBDIVISION, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS**

#### **Stony Brook ANR Plan**

Public Meeting

Jeff Hassett present for applicant. Planner Quirk noted that since the Board's discussion on November 30, applicant had provided evidence that this private way predated the February 9, 1953 implementation of the Subdivision Control Law in Norwell, and had provided a letter from Fire Chief Kean indicating he had no concerns regarding the Department's ability to service another house on the road. Applicant did not provide the mylar required for endorsement, but Mr. Hassett indicated he could provide one tomorrow morning.

The ANR application subdivides lot 56 into parcels A and B. Parcel A, consisting of land abutting Stony Brook Lane and would be added to Lott 55 to give it the street frontage needed for the house to be built. Mr. Hassett noted that Stony Brook Lane already provides access to eight other properties and reiterated that Chief Kean has no concerns about servicing one additional home; thus, he suggested that the Board could accept and endorse the ANR.

Member Tobin opined that the road barely met the requirement of supporting the proposed construction, but was willing to approve based on Chief Kean's letter. Chair Greenberg noted that

all members present tonight had visited the road prior to this hearing. Mr. Hassett will drop off the mylar tomorrow morning, and three members will visit the Planning Office to sign.

*Motion by Member Mauch to accept the ANR plan as submitted. Seconded by Member Woodland and unanimously voted.*

*Motion by Member Mauch to determine that the way as shown on the plan has sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon. Seconded by Member Tobin and unanimously voted.*

*Motion by Member Mauch that three Planning Board members make themselves available to sign the mylar at the Planning Office tomorrow. Seconded by Member Tobin and unanimously voted.*

*Motion by Member Mauch to authorize Chair Greenberg to endorse the Administrative Site Plan Review certificate. Seconded by Member Tobin and unanimously voted.*

### **296 Main Street**

Detached Accessory Dwelling Unit  
Administrative Site Plan Review

Public Meeting

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Prior to the hearing, Member Mauch noted that Building Commissioner Tom Barry is not sure he wants to run his end of the permitting process through Permittees, and expressed concern at permitting delays that were occurring in other departments. Member Mauch then recused from the discussion and vote and he left the room.

Ms. Quirk indicated that certain details were not provided on the stamped plan, including height, side setback, and elevations among others, but that the plan was supplemented with photos that provided this information. Chair Greenberg stated his intent was to be liberal in allowing residents to provide additional information by marking up or supplementing a site; he was also inclined to allow information to be gleaned or extrapolated from a site plan where possible. Planner Quirk cautioned that this approach would have to be consistently applied to all applicants, and the application packet language would have to be modified to be clear as to what information was needed, and how it could be provided. Chair Greenberg indicated his intent was to be similarly flexible with other applicants.

Member Woodland appreciated the goal of simplifying the application process but questioned how the square footage on a marked up site plan would be shown to be accurate; Chair Greenberg believed that in most cases such information could be gleaned from the site plan using a ruler or basic calculations. After further discussion about how to capture Chair Greenberg's intent in the application packet, the Board voted unanimously (3-0) to require submission of a 24" by 36" copy of the septic plan but to waive the inclusion of other details on the plan based on the supplementary information that is sufficient to determine compliance with the bylaw.

*Motion by Chair Greenberg to grant administrative Site Plan Review approval subject to receipt of a 24" by 36" copy of the septic plan, waiving the inclusion of height, side setback, landscaping, fencing, driveway, parking, and entrance details on the signed and stamped plan based on the photographic and documentary evidence of these details provided with the application being*

*sufficient to determine compliance with the bylaw. Seconded by Member Tobin and unanimously voted 3-0-0, Member Mauch having recused.*

### **APPROVAL OF MINUTES**

The minutes of the December 14 meeting were distributed and reviewed. Member Mauch proposed amendments to a discussion on the ADU permitting process that were approved.

*Motion by Chair Greenberg to approve the Minutes of the December 14, 2022 meeting as amended. Seconded by Member Tobin and unanimously voted.*

### **REVIEW CURRENT MAIL**

The following mail was received at the Planning Office:

MASSACHUSETTS HISTORICAL COMMISSION GRANT PROGRAM ANNOUNCEMENT  
HINGHAM, PB, PH, SP, SPR, PARKING PERMIT PROGRAM, 55 SOUTH STREET  
HINGHAM, PB, SPR, RECONSTRUCT SFD, 6 OAKWOOD CIRCLE

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### **APPROVAL OF PENDING BILLS**

The following invoices were presented for payment:

CHRISTOPHER SULLIVAN, PB MINUTES, 12.14.2022	\$ 150.00
CHESSIA CONSULTING, OOB ESTATES	\$ 135.00
CHESSIA CONSULTING, HITCHING POST LANE	\$ 1021.50
CHESSIA CONSULTING, BAY PATH LANE	\$ 147.00
CHESSIA CONSULTING, 15 BAY PATH LANE	\$ 472.50

*Motion by Chair Greenberg to approve the PIB Minutes invoice as submitted. Seconded by Member Tobin and unanimously voted.*

*Motion by Chair Greenberg to approve the Chessia Consulting invoices as submitted. Seconded by Member Woodland and unanimously voted.*

### **MISCELLANEOUS**

#### **January 2023 STM Preparations**

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

#### **May 2023 ATM Preparations**

Chair Greenberg suggested that the Board brainstorm objectives and potential ATM articles at the next meeting.

The Board discussed how to address potential objections to an article allowing for detached ADU permitting by PB site plan review, including Title V and zoning concerns. The article should include a mechanism to bring existing unpermitted ADUs into compliance. Planner Quirk suggested that the article should be presented as a way to protect residential areas by ensuring the proper buffers and setbacks are being observed.

#### **Planning Board Forms**

Ongoing

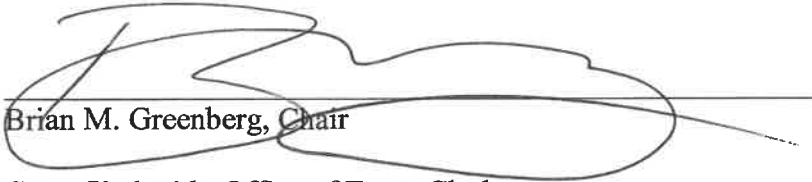
### **NEXT MEETING**

January 18<sup>th</sup>, 2023 – Town Hall, Room 112, 7 pm

**ADJOURNMENT**

*There being no further business, a motion was made by Chair Greenberg to adjourn at 8:37 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 \_\_\_\_\_.

  
Brian M. Greenberg, Chair

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

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