



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

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TOWN CLERK
2023 MAR 16 PM 12:24
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Office of Planning Board &
Town Planner

Norwell Planning Board Meeting Minutes March 1, 2023

The meeting was called to order at 7:01 PM. with Chair Brian Greenberg presiding and Board Members Tripp Woodland, Brendan Sullivan, and Michael Tobin present. 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 by roll call: Sullivan y, Tobin y, Woodland y, Greenberg y.

CITIZEN COMMENTARY

None

SUBDIVISION, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS

Stetson Woods VROD SP

170 Stetson Road & 196 Stetson Road*

Public Hearing, cont'd, 7 pm
VROD Special Permit*
Scenic Road/Shade Tree*

Chair Greenberg read the Notice of Public Hearing.

Motion by Chair Greenberg to open the continued public hearing as set forth in the notice. Seconded by Member Woodland and unanimously voted by roll call: Sullivan y, Tobin y, Woodland y, Greenberg y.

A continuation request was received at the Planning Office. The matter was continued to May 17, the first Board meeting after the Annual Town Meeting.

Planner Quirk advised that applicant is aware of Vice Chair Mauch's resignation and possible bylaw changes, and will likely restart the hearing process once a new member is on board. Member Sullivan doesn't mind honoring this continuation request but wants applicant to either move forward or withdraw in May.

Motion by Chair Greenberg to continue the public hearing to May 17, 2023 at 7:00 PM. Seconded by Member Tobin and unanimously voted by roll call: Sullivan y, Tobin y, Woodland y, Greenberg y.

REVIEW CURRENT MAIL

The following mail was received at the Planning Office:

HANOVER, PB, DECISION, GRANTED SP, MAJOR MODIFICATION 1835 WASHINGTON ST
HANOVER, PB, DECISION, GRANTED, SP, MAJOR MODIFICATION 1167-1207 WASHINGTON ST
HANOVER, PB, PUBLIC HEARING ZONING BYLAW CHANGES
HINGHAM, PB, DECISION, GRANTED, PARKING DETERMINATION, 181 NORTH ST
HINGHAM, ZBA, DECISION, GRANTED SPA, 19 CLUBHOUSE DRIVE
HINGHAM, PB, PH, SPR, ADDITION, 136 NOKOMIS ROAD
HINGHAM, PB, SPR, RAZE & REBUILD SFHOME, 154 OTIS STREET
HINGHAM, PB, PH, SPR, ADDITION, 158-160 HERSEY ST
PEMBROKE, ZBA, PH, 40B PERMIT, 66 RESIDENTIAL UNITS, MATTAKEESSETT VILLAGE
PEMBROKE, PB, PH, SP, ONE STORY 5,000 SQ FT BUILDING, 29 WINTER ST
PEMBROKE, PB, PH, SPA, SELF STORAGE 4 STORY BUILDING, OLD CHURCH ST
ROCKLAND, ZBA, PH, TRANSFER 479 SQ FT LAND FROM 15 TO 19 WEBSTER ST

APPROVAL OF PENDING BILLS

The following invoices were presented for payment:

CHRISTOPHER SULLIVAN, PB MINUTES, 2.1.2023* & 2.8.2023	\$ 300.00
BILLTRUST	\$ 251.59

Motion by Chair Greenberg to approve the invoices as submitted. Seconded by Member Tobin and unanimously voted by roll call: Sullivan y, Tobin y, Woodland y, Greenberg y.

OTHER BUSINESS

Member Vacancy

Vice Chair Don Mauch has resigned. Chair Greenberg has been in touch with a resident who may be interested in serving out his term. Planner Quirk suggested that Chair Greenberg endorse a notice of vacancy for forwarding to the Select Board. If the candidate confirms their interest, the Board can hold a joint meeting with the Select Board to appoint the interim member on March 15th. A new Vice Chair will also be appointed on the 15th.

Motion by Member Woodland to authorize Chair Greenberg to sign the vacancy notice letter. Seconded by Member Tobin and unanimously voted by roll call: Sullivan y, Tobin y, Woodland y, Greenberg y.

Demolition Delay Bylaw Discussion with Historical Commission

Historical Commission Chair Nancy McBride and members Rachel Wollam, Jim Kelliher, and Laura Detwiler present to discuss a draft updated bylaw they have drafted. The bylaw is renamed "Preservation of Historically Significant Buildings" and utilizes the Massachusetts Historical Commission boilerplate with some customizations.

Ms. Detwiler, a realtor with extensive experience in town, noted she joined the Historic Commission to strengthen its rules around preservation. The bylaw update will go hand in hand with an updated historic properties inventory, in process, which Building Department staff and residents can use to determine which properties are subject to the bylaw. Historic will update the inventory on a regular basis; it will include properties built 1930 or earlier, plus other identified "historically significant" properties at Commission discretion. A dedicated Commission liaison would check in on the permits requested, rule them in or out for referral to the Commission, and generally maintain communications with Building Department staff. Ms. Detwiler is currently reviewing the list of properties with Wendy Bawabe of the Norwell Historic Society.

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Chair Greenberg commented that the proposed changes could bring some needed clarity and transparency to the process, and Member Woodland agreed they could potentially resolve some confusion. Mr. Kelliher agreed that most of the issues with the current bylaw are rooted in ambiguities.

Chair Greenberg also liked the idea of a liaison who could grant administrative approval for de minimis work on historic homes, and all discussed how that person would work in concert with Building Commissioner Barry and the Permittees system. Mr. Kelliher noted that previous Historic Commission chairs were builders who were in frequent contact with the Building Department, and his purpose in proposing the liaison was to rekindle that dynamic.

Planner Quirk advised that state law limits fines to \$300 or less per violation. In order to treat each day as a new violation, the violator has to be ticketed every subsequent day. Chair Greenberg believes having a building permit delayed would be the bigger disincentive for homeowners. Ms. Detwiler indicated these fines would primarily be intended for homeowners who demolish a structure without permission.

Chair Greenberg asked about the bylaw's impact on partial demolition; Ms. Detwiler indicated they wanted to avoid a specific definition and leave some room for discretion, but Chair Greenberg prefers a tighter definition in order to minimize situations in which the Building Commissioner has to make a judgment call. Planner Quirk shared these concerns about specificity.

The timetable for future changes and eventual adoption was also discussed. Planner Quirk recommended that the Commission check with Town Counsel as to the application of any fees, ensure terms in the language are consistent, and make sure the historic properties inventory is in place before the bylaw is passed. Chair Greenberg additionally suggested that they clarify the definition of "partial demolition" and the liaison's role in the process.

Ms. Detwiler indicated the Historic Commission would discuss PB suggestions at its meeting on March 7 and then come back to the PB's March 15 meeting; Planner Quirk suggested that they send back any changes before the 15th.

Pathways (From PB to Cons. Com.)

Planner Quirk suggested that the Board vote to remove the article from the warrant given the Pathways Committee's opposition to becoming a Conservation Commission subcommittee. Chair Greenberg noted that the Select Board didn't seem interested in taking Conservation's place.

Motion by Chair Greenberg to withdraw the Pathways article from the Annual Town Meeting warrant. Seconded by Member Tobin and unanimously voted by roll call.

NEXT MEETING

March 15, 2023 – Town Hall, Room 112, 7 PM

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ADJOURNMENT

There being no further business, a motion was made by Member Tobin to adjourn at 9:04 PM. Seconded by Member Woodland and unanimously voted by roll call: Sullivan y, Tobin y, Woodland y, Greenberg y.

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on 3.15.23.



Tripp Woodland, Clerk

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