



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

TOWN OF NORWELL
TOWN CLERK
2023 APR -6 AM 9:27
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*Office of Planning Board &
Town Planner*

Norwell Planning Board Meeting Minutes March 15, 2023

The meeting was called to order at 7:06 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 posted. Seconded by Member Woodland and unanimously voted by roll call: Greenberg aye, Sullivan aye, Woodland aye, Tobin aye.

CITIZEN COMMENTARY

None

SUBDIVISION, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS

Plan of Land - 20 Common Street / 0 Leonard Lane - Residential (ANR)

Applicant: Paul Gratta

Member Sullivan recused from the discussion and vote. The plan will facilitate construction of a house off Leonard Lane. Ms. Quirk indicated all is in order and has drafted a decision.

Motion by Chair Greenberg to endorse the plan "approval not required," authorize Chair Greenberg to sign the decision, and Chair Greenberg and Member Woodland to sign the mylar. Seconded by Member Woodland and unanimously voted by roll call: Greenberg aye, Woodland aye, Tobin aye.

Hitching Post Subdivision

Paving Status Update

Consulting engineer John Chessia has provided an update to the Planning Office.

Bay Path Ext. Subdivision

Paving Status Update

Consulting engineer John Chessia has provided an update to the Planning Office.

APPROVAL OF MINUTES

The minutes of the February 1, February 8, and March 1 meetings were distributed and reviewed.

Motion by Chair Greenberg to approve the Minutes of the February 1, February 8, and March 1, 2023 meeting as submitted. Seconded by Member Woodland and unanimously voted by roll call: Greenberg aye, Sullivan aye, Woodland aye, Tobin aye.

REVIEW CURRENT MAIL

The following mail was received at the Planning Office:

HANOVER, PB, PH, PROPOSED ZONING ARTICLES
HANOVER, PB, SP, GRANTED, MANUFACTURED USE 342 CIRCUIT ST
HINGHAM, PB, DECISION, WITHDRAWN 55 SOUTH ST
HINGHAM, PB, DECISION, GRANTED, RAZE & REBUILD, 102 DOWNER AVENUE
HINGHAM, PB, DECISION, PB, GRANTED, SFD, 170 CJC HWY
HINGHAM, PB, DECISION, GRANTED ADD ADDITIONAL PUMP ISLAND, 19 WHITING
HINGHAM, PB, DECISION, GRANTED, REPAVE STREET HOCKEY RINK, 0 BURR RD
HINGHAM, PB, SPR, RAZE AND REBUILD SFD, 9 WOMPATUCK ROAD
HINGHAM, PB, DECISION, GRANTED, MOD SP 226 BEAL STREET
HINGHAM, PB, SPR, RAZE AND REBUILD SFD, 166 DOWNER AVENUE
HINGHAM, PB, SPR, RAZE AND REBUILD, SFD, 13 WOMPATUCK ROAD
HINGHAM, PB, PH, REBUILD SFH, 4 MANN STREET
HINGHAM, PB, SPR, CONSTRUCT POOL HOUSE, 25 TALBOT ROAD
HINGHAM, PB, SPR, SFD TO SCHOOL ADMIN BUILDING, 26 BURDITT AVE
ROCKLAND, ZBA, PH, LIQUOR LICENSE, 167 UNION ST
ROCKLAND, ZBA, PARKING VARIANCE, 167 UNION ST
SCITUATE, PB, ADU PERMIT, 62 PIN OAK DRIVE
SCITUATE, PB, ADU PERMIT, 27 PINEVIEW DRIVE
MARSHFIELD, PH, AMEND ZONING BYLAWS

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APPROVAL OF PENDING BILLS

The following invoices were presented for payment:

Vendor	Description	Amount
CHRISTOPHER SULLIVAN	PB MINUTES, 3.1.2023*	\$ 150.00
CHESSIA CONSULTING	STETSON WOODS	\$ 828.00

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

MISCELLANEOUS

Demolition Delay Bylaw Discussion with Historical Commission

Tabled.

Marshfield Multihazard Mitigation Plan

Planner Quirk sent a copy of Marshfield's Hazard Mitigation Plan for the Board to review; she has reached out to Fire Chief Kean, who confirmed Norwell's plan has been filed with MEMA.

Town Meeting

Planner Quirk has reached out to the Conservation Commission regarding cosponsoring the Solar bylaw article. The Commissioners were concerned that the pollinator field certification process would be too restrictive for applicants, and were under the impression that all solar structures would require a special permit. Planner Quirk was able to allay most of these concerns, and the Commission may reconsider its stance at a future meeting. Chair Greenberg suggested that she be ready to answer resident questions at Town Meeting, as the language is somewhat complicated.

Planner Quirk met with Mark Cleveland of the Advisory Board regarding the PB Town Meeting articles and seemed supportive.

Vacancy

Town Clerk Patricia Anderson thinks the vacant PB seat has to be listed on the Town Election ballot in May even if no one runs for it; she is awaiting clarification from Town Counsel. Three residents have inquired about filling the seat, and Planner Quirk hopes at least one of them takes out papers before the election.

NEXT MEETING

April 5th, 2019 – Town Hall, Room 112, 7 PM

ADJOURNMENT

There being no further business, a motion was made by Chair Greenberg to adjourn at 7:38 PM. Seconded by Member Sullivan and unanimously voted by roll call: Greenberg aye, Sullivan aye, Woodland aye, Tobin aye.

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on 4/5/23.



Tripp Woodland, Clerk

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

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