**Town of Norwell**



*Office of Planning Board & Town Planner*

Norwell Town Offices, Room 112

345 Main Street

Norwell, Massachusetts 02061

(781) 659-8021

Revisions 6.28.23 IMQ

**Norwell Planning Board Meeting Minutes**

**June 7, 2023**

The meeting was called to order at 7:05 PM with Chair Brian Greenberg presiding and Board Members Mark Cleveland, Brendan Sullivan, and Michael Tobin present. Member Tripp 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 posted. Seconded by Member Tobin and unanimously voted.*

**CITIZEN COMMENTARY**

None

**subdivision, site plans, special permits & other projects**

**29 Highfield/McAvoy**

Public Meeting

Review plot plan to add impervious surfaces to confirm compliance with Wildcat Permit conditions

Al Loomis, McKenzie Engineering, waspresent, along with applicant Mike McAvoy. Mr. Loomis noted that the property currently includes a pool with a paver patio; they are seeking to add a cabana to the rear of property. To do so and still comply with the impervious coverage requirements for the Wildcat Subdivision and Special Permit, they are proposing to convert the existing concrete driveway into pervious pavers and replace the polymeric sand in the patio with pervious filler material to make the patio pervious. PB peer review engineer John Chessia has reviewed the proposal and expressed concern about ensuring the driveway is in fact pervious.

Planner Quirk has talked with Water Commission Vice Chair Peter Dillon, who indicated the lot is located in the Aquifer Protection District, and thus subject to recharge requirements for impervious coverage above a certain threshold; for this lot, it was estimated the proposal as submitted would require about 2000 sq ft of recharge. In addition, the APD prohibits pervious driveways, so the proposal to make the driveway pervious is problematic. Finally, the existing conditions at the property do not conform to the limitation on impervious surfaces. The maximum is already exceeded.

Mr. Loomis noted meeting the APD ZBL requirements for the cabana project would be a tall task, citing poor soils in the area and high water table. The lots in the Wildcat OSRD Development are just half an acre in area and were approved with a 20% impervious surface cap, which was the standard they designed to. Mr. McAvoy asked if his proposal could be “grandfathered in” as to the APD - but Planner Quirk noted that legally, grandfathering applies to lawfully pre-existing situations and that’s not the case here. .

All discussed possible solutions that would allow the lot to meet the recharge requirements, including drywells, grading along the back property line to capture runoff, and rain gardens or infiltration basins; challenges include achieving sufficient groundwater separation, storage capacity, and infiltration rates. The HOA does not allow crushed stone driveways. Mr. McAvoy is willing to use the back area of yard for solutions, and possibly shrink the cabana to reduce the recharge requirement. Chair Greenberg suggested that they work to redesign the proposal and utilize modeling to see how the standard can be met.

Planner Quirk noted she has been discussing amending the APD bylaw to allow for lower recharge requirements in Zone 3 (which would cover the Wildcat OSRD Development) with Mr. Dillon, Water Superintendent Jason Federico, and Health Agent Ben Margro. The Board also discussed the potential of amending the Wildcat subdivision and special permit decisions to increase the allowed impervious coverage to 30%, and/or substitution a 10-year instead of a 100-year storm recharge requirement. Such changes would require a public hearing with notification to abutters. The impact could be far reaching.

**Stetson Woods VROD Special Permit Application**

The public meeting for the new application is scheduled for June 28.

**APPROVAL OF MINUTES**

Tabled

**REVIEW CURRENT MAIL**

The following mail was received at the Planning Office:

HANOVER, PB, APPROVED WITHDRAWAL, 303 COLUMBIA RD

HINGHAM, PB, SPR, SFH, 5 WOODBINE LANE

HINGHAM, ZBA, PH, APPEAL, SFH CONSTRUCTED, 58 MAIN STREET

HINGHAM, ZBA, VARIANCE ADDITION, 75 KILBY STREET

HINGHAM, PB, DECISION, GRANTED, LIGHTING, 3 PLANTERS FIELD

HINGHAM, PB, DECISION GRANTED LIGHTING 0 BAY VIEW

HINGHAM, PB, DECISION, GRANTED, TREE REMOVAL, 28 UNION ST

HINGHAM, PB, DECISION, GRANTED W COND 28&32 UNION

PEMBROKE, ZBA, APPROVED, SP VALIANCE, SFH, 15 FURNACE LANE

PEMBROKE, ZBA, VARIANCE, 2,450 BARN, 517 MATAKEESETT ST

PEMBROKE, ZBA, APPEAL CEASE & DESIST REGARDING WORK, 98 BARKER ST

PEMBROKE, ZBA, VARIANCE & SP, SHED,32 CAROL AVE

PEMBROKE, ZBA, VARIANCE & SP, FAMERS PORCH. 885 CENTER ST

SCITUATE, PB, PH, SP, MSPR, INSTALL SMALL CELL EQUIPMENT, ADJACENT TO 15 ALLEN PL SCITUATE, PB, PH, SP, MSPR, INSTALL SMALL CELL EQUIPMENT, ADJACENT TO 9 BAY RIDGE RD

**APPROVAL OF PENDING BILLS**

The following invoices were presented for payment:

**Vendor Description Amount**

W.B. MASON OFFICE SUPPLIES $ 52.80

CHRISTOPHER SULLIVAN PB MINUTES, 5.17.2023 $ 150.00

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

**MISCELLANEOUS**

**CPC/PB Liaison Appointment**

Member Sullivan agreed to replace Chair Greenberg as the PB liaison to the Community Preservation Committee; Planner Quirk will notify the Select Board, Town Clerk, and CPC Chair Bob McMackin.

*Motion by Chair Greenberg to appoint Member Sullivan as Planning Board CPC liaison upon the resignation of his “at large” seat. Seconded by Member Cleveland and unanimously voted.*

**Potential Zoning Articles for Next Town Meeting**

Chair Greenberg believes there may be a Fall Town Meeting and would like to work on additional revisions to the ADU bylaw that could be presented in time for it.

Planner Quirk does not believe an alternate PB member could be sworn in before the bylaw is approved by AG’s office and the posting and publishing requirements are met.

**NEXT MEETING**

June 28, 2023 – Town Hall, Room 112, 7 PM

**ADJOURNMENT**

*There being no further business, a motion was made by Chair Greenberg to adjourn at 8:41 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 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

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Tripp Woodland, Clerk

Copy filed with: Office of Town Clerk ­­

Post to Planning Board Webpage