

TOWN OF NORWELL
Norwell Town Offices, Room 112
345 Main Street
Norwell, Massachusetts 02061
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TOWN OF NORWELL
TOWN CLERK
2023 AUG -3 AM 8:49
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*Office of Planning Board &
Town Planner*

Norwell Planning Board Meeting Minutes June 28, 2023

The meeting was called to order at 7:00 PM with Chair Brian Greenberg presiding and Board Members Mark Cleveland, 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 Cleveland and unanimously voted.

CITIZEN COMMENTARY

None

SUBDIVISION, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS

Stetson Woods

Public Hearing: VROD Special Permit Application / Scenic Road Application

Chair Greenberg read the Notice of Public Hearing.

Motion by Chair Greenberg to open the public hearing. Seconded by Member Woodland and unanimously voted.

Jim Bristol present for applicant Weathervane along with attorney Jeff Tocchio and project manager Taylor Corsano of the Crocker Group. Mr. Bristol gave a brief overview of the revised project, noting it was close to the previous proposal but had been modified to try to address abutter concerns. The property consists of 10.52 acres currently divided into four parcels; they propose to construct 15 new dwelling units and maintain and improve the two existing units on the property for a total of 17 age-restricted units, two of which would be affordable under state guidelines. Approximately 50% of the acreage would be kept as open space, and they would maintain a 50 to 75 ft perimeter buffer around the development.

Mr. Bristol noted they propose to retain and refurbish an existing barn on the property, by the entrance, but construct a separate mail station further in, with two parking spaces. They are proposing a single entrance and exit road but have shifted it to try to minimize the light impacts on houses near the entrance, and are willing to consider additional screen plantings.

Attorney Tocchio added they had placed additional drainage infrastructure near the entrance to address concerns regarding stormwater flowing down the entrance road. They are preparing responses to peer review engineer John Chessia's comments; in response to Chessia citing the entrance road's 8% grade, Mr. Tocchio stated the regulation requiring a 6% grade specifically referenced traditional subdivisions as opposed to VRODs and suggested the 2% difference was de minimis. He also requested that the entirety of the record of the previous filing, including all submissions and comments, be incorporated into the new filing. Planner Quirk recommended that the Board vote to do so, as it would allow the full history of the matter to be provided in a public records request.

Motion by Chair Greenberg to incorporate the full record from applicant's prior 2022-2023 VROD Special Permit and Scenic Road applications and public hearings for the subject property. Seconded by Member Tobin and unanimously voted.

Planner Quirk advised applicant that a newly approved bylaw includes a requirement that all of the site plan requirements in the zoning bylaw be satisfied. Mr. Tocchio granted permission for Planner Quirk and Board members to visit the property individually; they will stake out the proposed entrance, lot corners on Stetson, location of the 8% grade, and back line of the houses.

Gayle Gauthier, 190 Stetson stated the estimated 40 ft distance from her property line to the proposed tree line was unacceptable, and wanted it increased to at least 50 ft. Ms. Corsano stated they were willing to plant additional trees around the corner of the septic system, which is slightly less than 50 ft to the property line as designed, and would look into shifting the system further away. Ms. Gauthier also asked if there were a deed restriction that would prevent a sports court from being added to the area; Chair Greenberg stated that would be considered a structure and thus would not be allowed under the Zoning bylaw.

Kristine Joseph, 169 Stetson, and Jerry Griffiths, 159 Stetson, expressed several concerns about the entrance area including noise, traffic, and car lights entering and exiting, and asked about the changes made to its location. Mr. Tocchio indicated they had shifted the road closer to a large tree near the barn but are keeping the tree; they will stake out the proposed location on site and are willing to consider additional adjustments.

Anne Bliven, 177 Stetson, asked about runoff from the development. Mr. Bristol stated they are required to capture all runoff resulting from the project; the lot has good soil conditions, and their stormwater system is subject to peer review by an engineer answerable to the Board. Ms. Bliven also asked about the status of large PVC piping she observed on the property; Ms. Corsano will research the matter further.

Member Cleveland asked about possible parking issues with large parties. Mr. Bristol noted there was room to park on the street if driveways were full; he has never had an issue with this at their much larger Weymouth community even in peak seasons.

Chair Greenberg noted there would be additional opportunity for public comments at future public hearings; applicant assented to a continuation to August 2, with a July 12 submission date for the updated plans.

Motion by Chair Greenberg to continue the public hearing to August 2, 2023 at 7 PM. Seconded by Member Cleveland and unanimously voted.

APPROVAL OF MINUTES

The minutes of the May 17 and June 7 meetings were distributed and reviewed.

Motion by Chair Greenberg to approve the Minutes of the May 17 and June 7, 2023 meetings as amended. Seconded by Member Sullivan and unanimously voted.

REVIEW CURRENT MAIL

The following mail was received at the Planning Office:

HANOVER PB, PH, MOD WSP, 1972 WASHINGTON ST
HINGHAM PB, 155 OTIS ST, SPR, SFD, GRADING & LANDSCAPING
ROCKLAND, ZBA, PH, VARIANCE TO REPLACE PORCH, 603 LIBERTY ST
ROCKLAND, ZBA, PH, GARAGE, 104 WEST WATER ST
SCITUATE ZBA, 279-281 OLD OAKEN BUCKET 40B, GRANT OF COMP. PERMIT/24 DWELLING UNITS

APPROVAL OF PENDING BILLS

The following invoices were presented for payment:

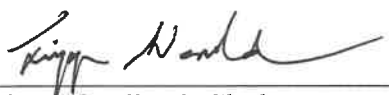
Vendor	Description	Amount
CHRISTOPHER SULLIVAN	PB MINUTES, 6.7.2023*	\$ 150.00
CHESSIA CONSULTING SERVICES	26 HIGHFIELD LANE REVIEW	\$ 420.00
CHESSIA CONSULTING SERVICES	467 WASHINGTON ST REVIEW	\$ 350.00

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

ADJOURNMENT

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

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on 8.2.23.



Tripp Woodland, Clerk

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

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