



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

2023 SEP 14 AM 9:19

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*Office of Planning Board &
Town Planner*

Norwell Planning Board Meeting Minutes August 16, 2023

The meeting was called to order at 7:00 PM with Chair Brian Greenberg presiding and Board Members Tripp Woodland, Brendan Sullivan, and Michael Tobin present. Member Mark Cleveland 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. Seconded by Member Woodland and unanimously voted.

CITIZEN COMMENTARY

None

SUBDIVISION, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS

South Shore Natural Science Center/48 Jacobs Lane - Public Meeting

Site Plan Review

Project Engineer David Kelly present for Meridian Associates to discuss a proposal to construct a 5520 sq ft one-story building and reconfigure the existing gravel parking area. No parking expansion is proposed, and the number of spaces will be reduced from 44 to 41, which Mr. Kelly characterized as adequate for the site. The lot will be reconfigured to be one way in and out, eliminating the center access drive, and an existing gazebo will be relocated. They will also be installing a new septic system with leaching field near the circular island in the middle of the lot and separate tanks and pumps for each building. Test pits have already been dug and witnessed by the Board of Health; Planner Quirk asked that they provide a confirmation letter from Health Agent Ben Margro. Stormwater from the new roof will be routed to an underground infiltration system.

They are requesting the following waivers to meet pre-existing restrictions and maintain the natural feel of the property:

- Number of parking spaces: applicant believes 41 spaces are more than sufficient as most parking is for drop-off/pickup; some parallel parking spaces will be added for this purpose.
- Requirement for a paved parking lot: this is not allowed under the restrictions and a gravel lot maintains the natural feel of the site.
- Driveway width: there are wetlands on either side of the entrance road.

- Granite hard-edged curbing: not allowed under the restrictions; they are proposing timber wheel stops to define the parking spaces/areas.
- Lot island: the area in the middle of the lot meets this intent.
- Parking lot lighting: not allowed under restrictions and most activity occurs during the day.
- Crosswalks: cannot be painted on a gravel lot, and the lot does not receive high traffic.

They have received a positive determination from the Conservation Commission with conditions to implement Chessia recommendations, will be appearing before ZBA, and will work directly with Mr. Chessia to address any concerns.

Mr. Chessia noted that he and Planner Quirk observed sediment from the parking lot flowing into the northern wetland, and suggested that applicant redistribute the gravel piles created from snowplowing and consider other solutions to address the issue. The site has sufficient groundwater separation but the property is comprised of multiple lots that could be considered nonconforming if ZBA considers them separately. Planner Quirk believes ZBA will require a survey and ANR, and the Board should consider whether to recommend this.

Member Sullivan asked about parking at large events, and why they did not opt for angled parking given the lot will be one way. Mr. Kelly indicated they wanted to avoid wasted space and maintain a clean edge of the parking area. Parking for large events will be directed to a specific lot. Planner Quirk noted that 70 spots are required for the site under the bylaw, and the Board should consider whether the 41 spots proposed would be adequate; they should also consider a condition specifying no nighttime events if the waiver for parking lot lighting is granted or, if applicant does wish to have such events, requiring some form of lighting. Consultant Chessia indicated there was currently some nighttime programming at the Center, but a condition specifying no “classroom activity at night” might address the issue. Mr. Kelly noted there would be lighting above the access points but maintained that conventional parking lot lighting is not allowed under the restrictions. Planner Quirk suggested that applicant seek permitting for minimal or motion-activated lighting from the Massachusetts Historical Commission.

Mr. Kelly will submit updated plans for further discussion on September 27.

APPROVAL OF MINUTES

The minutes of the August 2 meeting were distributed and reviewed.

*Motion by Chair Greenberg to approve the Minutes of the August 2, 2023 meeting as submitted.
Seconded by Member Tobin and unanimously voted.*

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REVIEW CURRENT MAIL

The following mail was received at the Planning Office:

HANOVER, ZBA, GRANTED VARIANCE SP, SIGNAGE, 1775 WASHINGTON ST
HANOVER, ZBA, SP, GRANTED IN GROUND POOL, 16 LAUREL LN
HINGHAM, PB, DECISION, GRANTED, SF HOME, 155 OTIS ST
HINGHAM, PB, SP, SPR, ELIMINATE ONE PARKING SPOT, 210 CENTRAL ST
HINGHAM, PB, SP, 3 SINGLE FAMILY DWELINGS, 199-201 WARD ST
HINGHAM, PB, DECISION, GRANTED, 8 SF HOMES, 213 & 215 CUSHING ST
PEMBROKE, ZBA, SP, 45,000 SQUARE FOOT ONE STORY BUILDING, 33 RIVERSIDE DR
PEMBROKE, ZBA, VARIANCE, SP, GRANTED REAR ADDITION, 39 WOODBINE AVE
SCITUATE, PB, SP, ADU, 9 OCEAN AVE.

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APPROVAL OF PENDING BILLS

The following invoices were presented for payment:

Vendor	Description	Amount
CHRISTOPHER SULLIVAN	PB MINUTES, AUGUST 2, 2023	\$ 150.00
CHESSIA CONSULTING, INC.	STETSON WOODS	\$ 3,388.00
CHESSIA CONSULTING, INC.	HITCHING POST	\$ 929.50

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

NEXT MEETING

September 13, 2023 – Town Hall, Room 112, 7 PM

ADJOURNMENT

There being no further business, a motion was made by Chair Greenberg to adjourn at 8:04 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 9/13/23.



Brian Greenberg, Chair

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