



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

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*Office of Planning Board &
Town Planner*

Norwell Planning Board Meeting Minutes October 25, 2023

The meeting was called to order at 7:01 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 Osborn Room, Norwell Town Hall.

CALL TO ORDER/AGENDA

Motion by Chair Greenberg to approve the agenda as submitted. Seconded by Member Tobin 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. Jim Bristol present for applicant Weathervane along with attorney Jeff Tocchio and project manager Taylor Corsano of the Crocker Group. Also present were traffic engineer Gregg Lucas, Tighe & Bond, and consulting engineer John Chessia for the Board.

Mr. Lucas noted he reviewed applicant's site plan and traffic study from Vanasse & Associates with an eye to access and circulation. He provided comments to Vanasse which were addressed, and opined that the traffic generated by the project would not be significant and could be handled by the surrounding infrastructure. However, he raised the following issues in a follow-up memo dated October 3:

- Sight distance at driveway met "stopping sight distance" but not "intersection sight distance" specifications which concern sight lines coming out of the entrance road. Mr. Lucas stated the intersection sight distance specs were not required under the regulations and were only achievable if parts of the abutting property were cleared.
- The 8% grade of the entrance exceeds the 6% allowed under the subdivision regulations; Mr. Lucas characterized this as a constraint of the existing topography.

- The site plan should clarify whether the parking area for the mail structure was accessible and whether delivery vehicles would use this area or park in the roadway as needed.
- Vehicles parked in the roadway could potentially obstruct emergency vehicles.

TOWN OF NORWELL
TOWN CLERK
2023 NOV 9 AM 10:03

Chair Greenberg asked if demolishing the barn would allow the entrance road to meet intersection sight distance; Ms. Corsano indicated the barn was not the issue, but rather overgrowth and a section of wall encroaching on the neighboring property.

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Chair Greenberg also asked Mr. Lucas' recommendation regarding street parking. Mr. Lucas opined that street parking would be infrequent given the garages and driveways; "no parking" signs could be posted along the road but they may not be needed. Member Cleveland suggested that residents over 55 would be likely to follow a parking restriction. After further discussion, Chair Greenberg suggested that the Association bylaw specify no street parking but that no signage be required.

Planner Quirk asked about making the subdivision circle one way. Attorney Tocchio opined this may raise compliance issues with homeowners not wanting to take the "long way" around; Chair Greenberg and Mr. Lucas concurred.

Member Cleveland asked if Fire had expressed concerns regarding street parking or other issues. Chair Greenberg indicated they were sent the plans, and he expects they would have heard from Chief Kean if he had any issues.

All present discussed conditions of the draft decision that had been circulated before the meeting. Attorney Tocchio requested that construction of the affordable units be linked to issuance of certificates of occupancy, as opposed to building permits for the market units, in order to avoid construction delays. Planner Quirk asked that applicant document they are using the "80%" rule as to the age restriction so the affordable units can count towards the Town's subsidized housing inventory; Attorney Tocchio confirmed they would do so.

The Board also reviewed the proposed screening buffers, which include an 89 ft buffer between Stetson Road and units 1-4 comprised of a 50 ft wooded buffer and 39 ft cleared area containing septic and drainage infrastructure. Applicant agreed to plant two rows of arborvitae along the edge of the buffer and markers on cedar posts every 25 ft along the wooded buffer edge to prevent encroachment by homeowners and landscapers.

Jerry Griffiths, 159 Stetson, indicated he was glad the barn was staying but wanted to make sure there were restrictions on its use. All agreed to a condition limiting the barn to accessory uses, with any changes in use requiring approval by the Board.

Member Cleveland also asked about Route 3 road noise mitigation concerns raised by an abutter. Attorney Tocchio indicated they would support an effort by abutters to petition MassHighways for a noise barrier and would provide their sound study upon request.

Mr. Bristol advised they could fill in gaps in the stone wall closest to Route 3, but there were too many gaps on the others in the property to do so; he also confirmed there would be no blasting required during construction.

Applicant assented to a continuation and will submit an updated planset and ANR for the next meeting. Planner Quirk will work to finalize the decision and conditions.

Motion by Chair Greenberg to continue the public hearing to November 8, 2023 at 7 PM in the Planning Office. Seconded by Member Tobin and unanimously voted.

APPROVAL OF MINUTES

The minutes of the October 11 meeting were distributed and reviewed.

Motion by Chair Greenberg to approve the Minutes of the October 11, 2023 meeting as submitted. Seconded by Member Tobin and unanimously voted.

REVIEW CURRENT MAIL

The following mail was received at the Planning Office:

HINGHAM, PB, SPR, RECONSTRUCT SINGLE FAMILY DWELLING, 8 ELIZABETH LANE
HINGHAM, PB, DECISION, DENIED, DEFINITIVE SUB PLAN, 16 & 0 BISHOPS LANE
HINGHAM, PB, PH, SPR, SINGLE FAMILY DWELING, 82 GARDNER ST

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APPROVAL OF PENDING BILLS

The following invoices were presented for payment:

Vendor	Description	Amount
CHESSIA CONSULTING SERVICES	48 JACOBS LANE REVIEW FEE*	\$ 140.00
CHESSIA CONSULTING SERVICES	48 JACOBS LANE REVIEW FEE*	\$ 2,429.75
CHESSIA CONSULTING SERVICES	STETSON WOODS REVIEW FEE*	\$ 1,592.00
CHRISTOPHER SULLIVAN	PB MINUTES, OCTOBER 11, 2023*	\$ 150.00
GATEHOUSE MEDIA	LEGAL AD	\$ 1,328.34

Chair Greenberg noted that the cost of legal ads was reimbursed by applicants.

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

MISCELLANEOUS

Schooner Estates Street Tree Plan

Mark McSharry, Stetson Rd LLC, present to request. Planner Quirk and Trees & Grounds Commissioner Glenn Ferguson have reviewed the plan and have no issues.

Motion by Chair Greenberg to approve the Street Tree Plan for Schooner Estates as proposed. Seconded by Member Sullivan and unanimously voted.

Zoning Articles

Chair Greenberg suggested that the Board hold a workshop to discuss possible town meeting articles, including revisions to the bylaw definitions of “partial demolition”, retreat lots, building height requirements, as well as revisions to ensure compliance with MBTA Community requirements as to housing.

Carleton Property

Chair Greenberg advised that \$40K in funding is available from CHT to do a ground survey of a section of the property; additional funds will be sought from CPC.

St. Helens Property Update

The buyer of the property is proposing to construct a senior living facility with 140 units, 90 independent living and the remainder offering various degrees of assisted living. The company operates multiple such centers, including one in Canton. The independent living units would not count towards the Town's subsidized housing inventory. Chair Greenberg noted that this would require zoning variances and changes; Attorney Jeff Tocchio, representing the buyer, is drafting the proposed changes.

NEXT MEETING

November 8, 2023 – 7 PM

ADJOURNMENT

There being no further business, motion was made by Member Sullivan to adjourn at 8:37 PM. Seconded by Chair Greenberg and unanimously voted.

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on 11.8.23.



Tripp Woodland, Clerk

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

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