



Office of Planning Board &  
Town Planner

**TOWN OF NORWELL**  
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## **Norwell Planning Board Meeting Minutes November 8, 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.

### **CALL TO ORDER/AGENDA**

*Motion by Member Cleveland to approve the agenda as posted. 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

Property: 170 and 196 Stetson Road

Assessing: Map 29A, Block 78, Parcels 123, 126, 164, 168

Applicant: Weathervane Stetson, LLC

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 was consulting engineer John Chessia.

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

A new site plan had been received with updated landscaping information. Planner Quirk noted this included 19 street trees and suggested the 54 required under the regulations would be too much for this roadway. The trees are proposed to be smaller than the required 3 inch trunk diameter. Additionally, the regulations require a 75 ft buffer but the PB can waive it down to 50 provided it finds the screening is adequate.

Mr. Tocchio advised they were proposing to plant Arborvitae with 6-8 ft starting height; they mature to 40-60 ft and are sited so they can grow out to their full size without their root systems entangling. This, in the company's experience, would yield a better long-term result. Member

Sullivan agreed the spaces would fill in over time, but Planner Quirk noted the trees were located underneath the canopy, and questioned whether this would impact their growth. Mr. Tocchio indicated their landscape architect would make adjustments to the tree locations if necessary.

Chair Greenberg suggested that the street trees and other plantings be made as early as possible to give them time to grow during construction, and requested that more posts marking the limit of cutting be added to the plan and site. Mr. Chessia recommended that an agent of the Board review the tree locations in the field prior to planting.

Planner Quirk noted that an updated landscaping plan will be required before the final vote to approve. Mr. Chessia recommended the plan should reference silt socks, instead of hay bales, for erosion controls. Additionally, an O&M plan will be required prior to transfer to the HOA, and this should specify that septic system and stormwater infrastructure should be mowed or cleared out twice a year.

All briefly reviewed the final inventory with density bonus; the project will add 15 units to two existing units on the property; two of these will be "affordable" under the state guidelines and count towards the Town's subsidized housing inventory. Mr. Tocchio stated that this number of units makes the project viable on their end while addressing the demand for senior housing.

Jerry Griffiths, 159 Stetson, expressed concern about additional plantings not being shown on the site plan. Mr. Bristol indicated they will document the additional plantings and are willing to make further additions if the landscapers or owners request it. The Board will review the updated landscape plan and take an approval vote at the November 29 meeting.

*Motion by Chair Greenberg to close the public hearing. Seconded by Member Tobin and unanimously voted.*

#### **Stetson Woods**

Approval Not Required Plan Application  
Property: 170 and 196 Stetson Road  
Assessing: Map 29A, Block 78, Parcels 123, 126, 164, 168  
Applicant: Weathervane Stetson, LLC

Public Meeting

Planner Quirk advised that the plan was in order and recommended approval.

*Motion by Chair Greenberg to endorse the ANR Plan. Seconded by Member Sullivan and unanimously voted.*

#### **Parker Street**

Approval Not Required Plan Application  
Property: 107 and 109 Parker Street  
Assessing: Map 15B, Parcels 51-77 and 51-11  
Applicants: Michael and Yvonne Perlmutter

Public Meeting

Applicant Michael Perlmutter present. Planner Quirk distributed a draft decision, noting that the setback distances from structures had been omitted on the plan but it was otherwise in order.

*Motion by Chair Greenberg to endorse the ANR plan. Seconded by Member Sullivan and unanimously voted.*

## Chapter 91 Waterways DEP App./Planning Board Notification\*

Public Meeting

Project: Proposed Pile Supported Pier w/ramp and float.

Property: 233 Off River Street

Assessing: Map 25A, Parcel 71-17

Applicants: Robert and Mary Beth DeCoste

Applicant has requested PB sign-off for their shared-dock application with MassDEP. This will acknowledge the Board has received the application and are aware of the DEP hearing date and comment period.

*Motion by Chair Greenberg to acknowledge receipt of the plans and DEP hearing notification. Seconded by Member Cleveland and unanimously voted.*

### APPROVAL OF MINUTES

The minutes of the October 25 meeting were distributed and reviewed.

*Motion by Chair Greenberg to approve the Minutes of the October 25, 2023 meeting as submitted. Seconded by Member Cleveland and unanimously voted.*

### REVIEW CURRENT MAIL

The following mail was received at the Planning Office:

SCITUATE, PB, DECISION, GRANTED, ADU, 27 SHERMAN  
SCITUATE, PB, SP, ADU, 19 HARBOR HEIGHTS ROAD  
HANOVER, PB, MAJOR MODIFICATION SP, 1070 WASHINGTON ST  
HINGHAM, PB, CONSTRUCT POOL, 237 MAIN ST  
HINGHAM, PB, SPR, SINGLE FAMILY DWELLING, 26 LAZELL ST

### APPROVAL OF PENDING BILLS

The following invoices were presented for payment:

Vendor	Description	Amount
CHRISTOPHER SULLIVAN	PB MINUTES, OCTOBER 25, 2023*	\$ 150.00
AMAZON	OFFICE SUPPLIES	\$ 218.13
CHESSIA CONSULTING		\$151.70, \$70, \$1669.75, \$658.00

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

### MISCELLANEOUS

The Planning Office has received a number of inquiries regarding ADU permitting, which is "by right" as to zoning but still subject to Building, Board of Health, and other departmental requirements; all broadly discussed the current permitting process.

### Quarterly Account Reconciliation Review

Accounting has distributed a reconciliation sheet listing peer review/escrow accounts, and is requesting that the Board acknowledge receipt.

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*Motion by Chair Greenberg to acknowledge to Accounting that the Board has seen the reconciliation sheet and authorize Chair Greenberg to sign. Seconded by Member Sullivan and unanimously voted.*

### **Pathways Membership**

Planner Quirk noted that Patrick Palzkill had resigned from the Pathways Committee last week, creating a vacancy.

### **2024 Annual Town Meeting Zoning Articles**

Planner Quirk will post a meeting for a working session to draft and review the language for potential zoning articles.

### **St. Helens Property Update**

Brightview Senior Living recently held a public meeting regarding their proposal to construct a 140 unit senior living facility, 90 of which would be “independent living” units. The Board discussed whether any of these 90 units could be made affordable so they could be part of the Town’s Subsidized Housing Inventory. Planner Quirk suggested that the Town try to secure at least 5% affordability to offset the market-rate units that would be added to the housing stock. Member Cleveland suggested this would help the project to secure support from the Advisory Board and other parties.

Planner Quirk recommends that all members review the proposal and visit the site. Building height and location, and landscaping in back of the property to screen the view, will be primary concerns.

### **NEXT MEETING**

November 29, 2023 – 7 PM

### **ADJOURNMENT**

*There being no further business, a motion was made by Chair Greenberg to adjourn at 9:00 PM. Seconded by Member Woodland and unanimously voted.*

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on 11.29.23.



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