



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

TOWN OF NORWELL  
TOWN CLERK  
2024 JAN 18 AM 8:26  
**RECEIVED**

*Office of Planning Board &  
Town Planner*

## **Norwell Planning Board Meeting Minutes January 3, 2024**

The meeting was called to order at 7:03 PM with Chair Brian Greenberg presiding and Board Members Mark Cleveland and Michael Tobin present. Members Tripp Woodland and Brendan Sullivan were 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 revised. Seconded by Member Cleveland and unanimously voted.*

### **CITIZEN COMMENTARY**

None

### **SUBDIVISION, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS**

#### **861 Main Street**

Public Meeting

Approval Not Required Plan (December 27, 2023)\*

Owner/Applicant: Stephen Bjorklund

Surveyor: Paul Mirabito/Grady Engineering

Planner Quirk circulated a draft decision to the Board, noting that the lot does not have sufficient frontage as reconfigured, but ZBA has issued a special permit allowing the reduced frontage. The plan removes a section of the existing lot so it can be sold as a one acre lot, as applicant is concerned about the implications of a possible retreat lot bylaw. Planner Quirk noted any such concerns were speculative at this point, but approval of the plan is by right and the reasons for its submittal were not relevant. Chair Greenberg concurred, noting for the record that the Board was not issuing its finding based on the reasons for the application but because all requirements were satisfied.

*Motion by Chair Greenberg to endorse the ANR plan for 861 Main Street. Seconded by Member Cleveland and unanimously voted.*

*Motion by Chair Greenberg to endorse the draft decision for 861 Main Street. Seconded by Member Tobin and unanimously voted.*



*Motion by Chair Greenberg to authorize the Chair to sign the decision on behalf of the Board.  
Seconded by Member Cleveland and unanimously voted.*

Several abutters asked questions about the ANR process and any future development plans. Chair Greenberg noted that this filing created an additional landlocked parcel, which was commonly done in order to make lots conforming; the parcel is unbuildable as presently configured. Any further activity on the parcel would require Planning Board or ZBA permitting with a public hearing and abutter notification. Planner Quirk briefly discussed the process to amend a subdivision condition. Mr. Bjorklund indicated if he were to submit an additional ANR to combine parcels, he would notify all abutters. Chair Greenberg added that residents could review future agendas or sign up to receive them by e-mail.

Questions were also asked regarding a nearby paper road; Mr. Bjorklund stated his research indicated the original ZBA decision required a reserve strip in case it was needed for traffic; he had no interest in creating an additional connection from May Elm to Main Street due to the cost. Planner Quirk suggested that all parties maintain open communications so there are no surprises down the road.

### **166 Pleasant Street**

Public Meeting  
Administrative Site Plan Review \*  
Detached Accessory Dwelling Unit  
Applicants/Owners: Anne Liu And Philip Mei

Applicants wish to convert the second floor of a detached garage into living space with bathroom and kitchen; this will require a septic upgrade, and they have provided the septic and architectural plans. Planner Quirk distributed a draft decision to the Board noting the property was in the Aquifer Protection District, but no impervious coverage was being added to the lot.

*Motion by Chair Greenberg to approve the Administrative Site Plan Review for 166 Pleasant.  
Seconded by Member Cleveland and unanimously voted.*

### **APPROVAL OF MINUTES**

Tabled

### **REVIEW CURRENT MAIL**

The following mail was received at the Planning Office:

HANOVER ZBA: GRANTED: VARIANCE FOR ADDITION  
HINGHAM ZBA: GRANTED: SIGN SPECIAL PERMIT FOR 73 ABINGTON STREET  
HINGHAM ZBA: PUBLIC HEARING 1.16.23 FOR ADU SPECIAL PERMIT FOR 92 FORT HILL STREET  
ROCKLAND ZBA: PUBLIC HEARING 1.2.24 FOR VARIANCE RELIEF FOR 146 FRENCH ROAD  
SCITUATE PB: PUBLIC HEARING 1.11.24: ACCESSORY DWELLING FOR 95 ELM STREET  
SCITUATE PB: PUBLIC HEARING 1.11.24 ON ZONING ARTICLES

### **APPROVAL OF PENDING BILLS**

The following invoices were presented for payment:

<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
CHRISTOPHER SULLIVAN,	PB MINUTES, DECEMBER 2, 2023*	\$ 150.00
CHRISTOPHER SULLIVAN,	PB MINUTES, DECEMBER 20, 2023*	\$ 150.00



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

## **2024 ANNUAL TOWN MEETING ARTICLES**

Review, discussion, and potential votes on language for the following potential zoning articles:\*

Chair Greenberg noted the discussions were being postponed so all Board members could be present.

### **Retreat Lot**

Updates are pending.

### **MBTA Adjacent**

After consulting with Select Board members and residents, Chair Greenberg believes proposing two districts would confuse residents and make the article more difficult to pass; all agreed that Accord Park was the best location for the district.

*Motion by Chair Greenberg to authorize Planner Quirk to amend the district and bylaw language as discussed and send the article as amended to the Select Board. Seconded by Member Cleveland and unanimously voted.*

### **Senior Living ZBL**

Updates are pending.

### **Height / 80 Foot Rule**

Planner Quirk suggests that these two articles be combined into a single article.

### **Demolition Delay**

Updates are pending.

## **NEXT MEETING**

January 17, 2024 – Town Hall, Room 112, 7 pm

## **ADJOURNMENT**

*There being no further business, a motion was made by Chair Greenberg to adjourn at 8:02 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 \_\_\_\_\_.

1.17.24

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