



TOWN OF NORWELL
Norwell Town Offices, Room 112
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Norwell, Massachusetts 02061
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Office of Planning Board &
Town Planner

Norwell Planning Board Meeting Minutes January 12, 2022

The meeting was called to order at 7:00 P.M. with Chair Brendan Sullivan presiding. Also present were Town Planner Ilana Quirk and Board Members George "Tripp" Woodland, Brian Greenberg, Don Mauch, and Michael Tobin. The meeting was held in the Planning Office.

CALL TO ORDER/AGENDA

Motion by Mr. Greenberg to open the meeting and approve the agenda as amended. Duly seconded and unanimously voted.

APPROVAL OF MINUTES

The minutes of the December 22 meeting were distributed and reviewed.

Motion by Mr. Mauch to approve the Minutes of the December 22, 2021 meeting as submitted. Duly seconded and unanimously voted.

BILLS

The following invoices were presented for payment:

W.B. Mason	\$ 58.11 (Office supplies)
Chessia	\$549.00 (55 Accord)
	\$140.00 (144-148 Washington)
	\$725.00 (Hitching Post Lane)
	\$2346.00 (Barrell Lane Inspection costs)

Motion by Mr. Mauch to approve the invoices as submitted excepting the "Barrel Lane" invoice pending additional inspection by the Interim Planner. Duly seconded and unanimously voted.

The following mail was recently received at the Planning Office:

Norwell ZBA Decision: Grant of conditional comprehensive permit to Northland for High Street.
Hanover PB Notice: Public Hearing re: proposed subdivision regulation changes
Hingham ZBA Notice: Special Permit Application to expand marina @ 26 Summer St. - withdrawn
Pembroke ZBA Decision: Denial of an appeal to construct a large garage @ 58 Phillips Road.
Mass. Historic Grant Program Announcement – 50% matching grants to preserve properties on the State Register.
Hingham PB Notice: Grant of Special Permit re parking @ 193 Whiting St. parking.

CITIZEN COMMENTARY

None

SUBDIVISIONS, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS

55 Accord Park Drive* 7 pm Cont. Public Hearing Site Plan ZBL §201-27.1.A

(Assessors Map17, Parcel 70)

Accord Park Econ. Dev. District **Project:** Expand office/warehouse space by 13,000 s.f.
Cordwainer Drive Subdistrict

Motion by Mr. Greenberg to open the continued public hearing. Duly seconded and unanimously voted.

Ryan Maxwell, Bracken Engineering, present for applicant. Since the previous hearing, they have updated the site plan to improve the drainage swale in front of the property by adding a sediment forebay to provide additional treatment. They have also added a treatment swale in the back section of the property. The plans have been submitted to the Conservation Commission but the hearing for an Order of Conditions has not yet been held.

Consulting engineer John Chessia noted that the site had slightly over the minimum required number of spaces and recommended that the Board consider whether this was adequate. He also stated that the lighting plan was unclear, but Mr. Maxwell indicated this may have been a copying issue and will provide a new hardcopy. Chessia recommended the Board consider requiring a drainage analysis for the site, parking lot plantings, a construction sequencing plan, and a provision that any change from the present use as a warehouse require a new permit.

Mr. Maxwell indicated they had not submitted a full construction sequencing plan, but did denote stockpiling and construction parking areas in the submittal packet. The site will be open during construction, but there will be no increase in employees as a result of the expansion. In response to a query from Ms. Quirk, Mr. Maxwell stated they had added fire lanes and provided access to the rear of the building in response to comments from the Fire Chief.

Mr. Mauch suggested a continuation so Ms. Quirk could draft recommended findings and conditions of approval.

Motion by Mr. Greenberg to continue the public hearing to January 26 at 7 PM. Duly seconded and unanimously voted.

144-148 Washington Street* Public Meeting Site Plan Review

Assessors Map 19, Parcels 18 & 19 Recommendation to ZBA*

Business B3; Aquifer Protection District

Project: New building for daycare/preschool

Applicant not present. Consulting Engineer John Chessia reviewed his letter to the Board summarizing outstanding issues, including discrepancies in building size in the different plans and the need for variances as to parking, residential planting buffer, and sight lines. There are also issues regarding parking lot and street plantings he feels could be addressed without a variance. Additional issues Chessia raised included MassDOT permit status, the need for soil testing and a standalone O&M Plan, and conditioning to ensure the exit is "right turn only."

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Motion by Mr. Tobin to determine that endorsement issues as to the SWPPP have been satisfied subject to final review by the Town Planner and Mr. Chessia. Duly seconded and unanimously voted.

TOWN MEETING PREPARATIONS - POTENTIAL ZONING ARTICLES

Ms. Quirk advised that the Select Board Nomenclature and Special Permit duration articles have gone to the Select Board in advance of their January 19 meeting.

Demolition Delay Zoning Bylaw Amendments

Ms. Quirk met with the Historical Commission on Monday evening; they talked about specifying that only properties having a Form B on file with the State Historical Commission were subject to the bylaw, but they also wanted ordinary maintenance of these properties to continue to be subject to review unless it was an "in kind" replacement, wanted to expand the bylaw to cover certain additions in front of the historic aspect of a structure, and wanted notification of any building permit application for Form B properties so they could do educational outreach to homeowners. Ms. Quirk again offered to help the Commissioners draft a 40C or architectural review bylaw, but they stated that previous attempts to enact them had been defeated at Town Meeting.

Mr. Greenberg agreed with Ms. Quirk that specifically applying the bylaw to properties with a Form B made sense, but felt notifying them of any building permit pulled for these properties would imply they had some sort of authority over maintenance projects not involving any demolition; Mr. Mauch felt this would discourage compliance with the bylaw, and indicated he was comfortable with the bylaw amendments as currently drafted.

Ms. Quirk recommended that the Board consider a vote on the bylaw amendments at the January 26 meeting so it can incorporate any feedback the Select Board offers on the 19th, and suggested that Mr. Greenberg write down the names of residents he felt had been unfairly held up by the demolition delay process, and make sure their other permitting was in order before citing them as possible examples.

Motion by Mr. Greenberg to authorize the Town Planner to send the latest draft of the Demolition Delay Bylaw, dated 12/7/21, to the Select Board for review and referral back to the Planning Board for public hearing. Duly seconded and unanimously voted.

Accessory Dwelling Unit Zoning Bylaw

Mr. Mauch discussed the proposed ADU bylaw with other members of the Community Housing Trust, some of whom asked whether the bylaw had an affordable housing component. Mr. Mauch explained the PB's priority was getting the bylaw passed first, but this could be a future add-on. The Board voted to approve the 12/20/21 draft of the bylaw so it could be discussed at the January 19 Select Board meeting.

Motion by Mr. Mauch that the Board approve the Accessory Dwelling Unit bylaw draft article of 12/20/21 for submission to the Select Board and referral back to the Planning Board for public hearing. Duly seconded and unanimously voted.

Permanent Bylaw Committee

Conservation Commission Chair Marynel Wahl and ZBA Chair Lois Barbour are willing to co-sign a letter from the Planning Department in favor of creating a permanent Bylaw Review Committee.

Consulting traffic engineer Jeffrey Dirk, Vanasse & Associates, agreed with Chessia that conditioning was important. In the absence of sufficient information from applicant's engineers, they have prepared the following draft conditions to ratchet the project down to the point where the site works without traffic and safety issues:

- Maximum of 118 students regardless of building size
- Right-turn-only exit, designed accordingly
- Maximum of 15 vehicle arrivals every 15 minutes
- Appointment-based drop-off
- Minimum of two staff people unloading vehicles
- No bottlenecks at the exit
- Strictly limited parking for parents and visitors

Additionally, Mr. Vanasse recommended a traffic monitoring program, including vehicle counts and drop-off/pick-up surveillance, for up to the first year of operation, with possible corrective action to include a reduction to 10-12 vehicle arrivals per 15 minutes. Given a lack of consistent information from applicant, Mr. Vanasse reiterated that the Board should convey to ZBA that these or similarly stringent conditions were necessary for the site to work for the proposed use.

Chair Sullivan opined that such strict conditions were unlikely to be followed by the daycare operators; Mr. Greenberg noted that their parking plan seemed to depend on parents never actually exiting their cars. Mr. Mauch added that the Police and Fire chiefs were not impressed with applicant's offer to provide his cell phone for the resolution of traffic issues, commented that applicant's inability to be present tonight or provide sufficient information to the Board's consultants after two years of submissions reflected poorly upon them, and opined that this site was not appropriate for a preschool.

After further discussion, the Board elected to convey to ZBA that applicant had provided insufficient information to make a positive recommendation; Mr. Greenberg suggested that the letter point out a lack of cooperation with the Board's peer review engineers. Mr. Mauch noted for the record that applicant's Certificate of Incorporation still referenced fast food operations.

Motion by Mr. Mauch to instruct the Town Planner to write a letter to ZBA advising applicant had provided inconsistent and insufficient information to make a positive recommendation. Duly seconded and unanimously voted.

Hitching Post Lane Subdivision* Public Meeting Subdivision Endorsement*

Project: 5-Lot OSRD Subdivision/Special Permit

Approved: SP: February 13, 2020

Subdivision: May 4, 2021

SWPPP Plan

Greg Morse, Morse Engineering, representing applicant, indicated that consulting engineer John Chessia had reviewed their draft SWPPP and requested mostly minor changes; they will revise the draft accordingly. Inspection of the stormwater systems will be handled by Morse Engineering. Mr. Chessia felt that any remaining issues could be addressed with Mr. Morse by himself and Ms. Quirk.

MBTA COMMUNITY DISCUSSION

Ms. Quirk advised that under a new state regulation, Norwell, as an "MBTA adjacent" community, must have a zone in which multifamily housing is buildable by right in order for the Town to continue to be eligible for certain state grants. The Board briefly discussed possible locations for the zone near the Rockland Park and Ride lot on Hingham Street. Mr. Mauch objected to the notion of the State imposing multifamily housing on municipalities.

MISCELLANEOUS

Authorized Signatures

The Board voted to designate Ms. Quirk, Mr. Woodland as Clerk, and Mr. Greenberg as Assistant Clerk as authorized signers for the Board.

Motion by Mr. Greenberg to submit cert signatures to allow Ms. Quirk, Mr. Woodland as Clerk, and Mr. Greenberg as Assistant Clerk to sign on the Board's behalf. Duly seconded and unanimously voted.

Site Plan Review Fee

The Board discussed implementing a fee for site plan review by Planning Office staff of individual lots in the Aquifer Protection District to ensure they do not exceed the maximum allowed impervious coverage. Ms. Quirk noted that some of these reviews consume significant staff time; an alternative to a fee could be to require that surveyors certify on as-built plans for subdivisions that the lots do not exceed the maximum coverage.

Mr. Greenberg was reluctant to impose another fee on residents; Mr. Mauch was typically against new fees but felt one was justified in this case given the laboriousness of the reviews.

Motion by Mr. Mauch to modify the fee schedule to include a \$110 Site Plan Review fee for lots in the Aquifer Protection District. Duly seconded and unanimously voted.

Planning Department Budget and Annual Report

Ms. Quirk has submitted a level-funded budget and will draft and submit the report by February.

NEXT MEETING

January 26th, 2022 – Town Hall, Room 112, 7 pm

ADJOURNMENT

There being no further business, motion was made by Mr. Greenberg to adjourn at 9:07 P.M. Duly seconded and unanimously voted.

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

George Woodland III, Clerk

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