



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

*Office of Planning Board &  
Town Planner*

**Norwell Planning Board Meeting Minutes  
10/10/2018**

TOWN OF NORWELL  
TOWN CLERK  
2018 OCT 25 PM 1:10  
RECEIVED

The meeting was called to order at 7:08 P.M. with Chair Brendan Sullivan presiding. Also present were Vice Chair Jamie Crystal-Lowry, Board Member Patrick Campbell, and Town Planner Kenneth Kirkland. Unable to attend was Donald Mauch Sr. and Scott Fitzgerald. The meeting was held in the Planning Office.

**CALL TO ORDER/AGENDA**

*Motion by Ms. Crystal-Lowry to open the meeting. Duly seconded and unanimously voted.*

*After a motion was duly made by Ms. Crystal-Lowry and seconded, it was unanimously voted to approve the agenda as submitted/amended.*

**APPROVAL OF MINUTES**

The minutes of the September 12, 2018 meeting were distributed and reviewed.

*Motion by Ms. Crystal-Lowry to approve the Minutes of the September 12, 2018 meeting as written. Duly seconded and unanimously voted.*

**BILLS**

The following invoices were presented for approval:

Weston Graphics	Phase 2 Pathway	\$174.80
Christopher Sullivan	Meeting Minutes	\$150.00
WB Mason	Office Supplies	\$153.20

*Motion by Ms. Crystal-Lowry to approve the invoices as presented. Duly seconded and unanimously voted.*

## **OTHER BUSINESS**

### **Complete Streets Committee**

#### ***Public Informational***

#### **Request for fund transfer under Pedestrian Travel Improvement Fund**

Peter Bloomfield, Chair of the Complete Streets Committee thanked the PB for the \$100K transfer from the Pedestrian Travel Improvement Fund to help pay for the Main Street Sidewalk from South Street to Town Hall; construction is proceeding on schedule. He was back to request an additional \$20K transfer from the fund to pay for an engineering study related to continuation of the sidewalk on the north side of Main from Town Hall to Norwell Center.

The Committee feels strongly that overall construction costs will be less on the north side of the street, as there will be less need for granite curbing. The engineering study will yield a set of plans for review by the Conservation Commission. They can then request funds from Town Meeting and apply for another DOT construction grant next Spring.

Ms. Crystal-Lowry indicated preference for the north side option, but expressed concern about the safety of a crosswalk in front of Town Hall. Mr. Bloomfield advised that BETA, the engineering firm working on the sidewalk, indicated that the crosswalk was in a safe location. Two posts with solar-powered crossing lights could be installed at a cost of \$7-10K. Mr. Campbell added that the sidewalk between the Town Hall driveway and Circuit Street will have granite curbing, and vegetation would be removed at the corner to open up sight lines, which was an original concern with the crosswalk.

In response to a follow-up question from Ms. Crystal-Lowry, the sidewalk will connect to an existing sidewalk near Cushing Hall. The Committee will be looking at improvements to sidewalks in the Center going forward.

Town Planner Kirkland added that the sidewalk on the North side is preferable as it would be illustrative of the existing sidewalk's "buffered design," whereas the previous plans created at a time where there was no Committee, do not. Highway Surveyor Ferguson and the Committee feel that the North side is more appropriate and aesthetically pleasing for the Town.

*Motion by Ms. Crystal-Lowry to approve the transfer of \$20K from the Pedestrian Travel Improvement Fund to the Complete Streets Committee to pay for engineering of a sidewalk on the north side of Main Street to the town center. Duly seconded and unanimously voted.*

## **SUBDIVISIONS AND LAND DEVELOPMENTS**

### **Old Oaken Bucket Estates – 26-Lot Residential Subdivision**

#### **Continued Public Hearing**

#### **Definitive Subdivision Plan**

#### **Winter Street, Cross Street, Old Oaken Bucket Road**

#### **Assessor's Map 9D, Block 49, Lots 1, 35, 62, & 65**

*Motion by Ms. Crystal-Lowry to open the continued public hearing. Duly seconded and unanimously voted.*

Mr. Kirkland advised that a request for continuation to October 24 had been received at the Planning Office.

*Motion by Ms. Crystal-Lowry to continue the public hearing to October 24, 2018 at 7:15 PM. Duly seconded and unanimously voted.*

The Board discussed the scheduling of hearings to avoid delays when a hearing ends earlier than anticipated. Mr. Kirkland advised he had been told that a hearing had to be scheduled for a certain date and time, but he will double check with Town Counsel Bob Galvin. Ms. Crystal-Lowry noted that hearings were frequently continued at the last minute, and suggested that they be scheduled in five-minute intervals to avoid a large gap between hearings.

**299 Old Oaken Bucket Road – Residential Development**

***Public Hearing***

Scenic Road Plan

299 Old Oaken Bucket Road

Assessor's Map 9B, Block 11, Lot 89

RECEIVED  
TOWN OF MONROE  
TOWN CLERK  
2018 OCT 25 PM 12:20

*Motion by Ms. Crystal-Lowry to open the public hearing. Duly seconded and unanimously voted.*

Jim Leonard of Sun Construction appeared before the Board to request permission to create a 15-foot opening in a stonewall on the property for a 12-foot wide driveway to a home being built on the site. In response to a question from Ms. Crystal-Lowry, Mr. Leonard indicated the wall was an old fieldstone wall not in perfect condition, but was continuous. Mr. Kirkland advised that the wall was more substantial than the one along sections of Green Street, but not as substantial as the wall along Prospect Street.

In response to a query from Mr. Sullivan, Mr. Leonard indicated that the stones removed would be used to turn in the wall and install posts at either end of the opening. Any extra stones would be used to reinforce the existing wall. Mr. Campbell asked whether any trees would be coming down to create the opening; a few three- to six-inch trees will have to be removed.

Margaret Norris, 299 Old Oaken Bucket, asked Mr. Leonard whether he would be filling in a wall on their property; Mr. Leonard indicated this would not be necessary. She also asked when the site would be assigned a house number; this will happen when he gets a building permit.

Mr. Kirkland briefly reviewed his staff memo and conditions of approval, including that the stonewall opening had to be 14 feet, not 15, in order to comply with bylaw. Mr. Leonard agreed to revise the Plans accordingly.

*Motion by Ms. Crystal-Lowry to approve the scenic road plan with conditions set forth in Town Planner's staff memorandum of October 5, 2018. Duly seconded and unanimously voted.*

**SITE PLAN REVIEW**

**Proposed Parking Improvements – Commercial Development**

Public Informational

Site Plan Review

61 Accord Park Drive

Assessor's Map 11B, Block 17, Lot 73

Lindsey Barbee, Greenway Peterson, advised that Applicants wished to utilize an existing warehouse on the site for vehicle storage and add parking. This will involve additional paving and some re-grading for stormwater management. They have appeared before the Conservation Commission to address a violation related to the previous Owner.

Mr. Chessia indicated there were some issues with the site but they were not insurmountable. At his request, they had added a parking plan. No stormwater from the site can drain into Accord Pond or its tributaries. He suggested a condition of approval that any use other than storage would require compliance with the landscape plan.

Ms. Crystal-Lowry asked whether a future Owner could use the expanded parking on the site for a retail store or restaurant. Mr. Kirkland indicated there was not much recourse if an Owner went from one permitted use to another, but pointed out that this was the only proposal coming forward for this property, and there was no history of applications for other uses. However, the physical limitations of the site are such that any such changes would trigger site plan review and address compliance with the discussed landscaping issue.

Mr. Kirkland also noted that he had included a greater than usual number of conditions of approval, including an administrative review of compliance with conditions 1-5, 7, 9-11, and 13-22 by himself and Mr. Chessia prior to Applicant's final submission to the Zoning Board of Appeals.

*Motion by Ms. Crystal-Lowry to accept the site plan with recommended conditions of approval 1-24 as noted in Town Planner's staff memorandum of 10/10/18. Duly seconded and unanimously voted.*

### **PERFORMANCE GUARANTEES**

**Cowings Cove – 7-Lot Residential Subdivision**

Public Informational

Extension of Performance Guarantee (Lender's Agreement)

Cowings Cove / Summer Street

Assessor's Map 3D, Block 10, Lot 25

Mr. Kirkland advised that all landscaping was in, the school bus stop has been moved, guardrails installed, and temporary services have been removed. He has prepared the paperwork to extend the performance guarantee to January 31, 2021 to account for demolition of the structure at 206 Summer prior to Lot 1 being developed. In response to a question from Ms. Crystal-Lowry, Mr. Kirkland indicated that all the Board's conditions for extending the guarantee had been met.

*Motion by Ms. Crystal-Lowry to extend the performance guarantee for Cowings Cove to January 31, 2021. Duly seconded and unanimously voted.*

### **MISCELLANEOUS**

**Subcommittee Liaison Updates**

Ms. Crystal-Lowry asked Mr. Sullivan if he would consider resuming the role of PB liaison to the Pathway Committee. It has been difficult for her to get to meetings, and Mr. Sullivan attended regularly as an At-Large member. If Mr. Sullivan became the liaison, it would open up an "At-Large" seat that a resident who regularly attended the Committee meetings might be interested in occupying.

Mr. Sullivan agreed to serve as the liaison unless someone else wanted the role.

*Motion by Ms. Crystal-Lowry to resign as PB liaison to the Pathway Committee. Duly seconded and unanimously voted.*

*Motion by Ms. Crystal-Lowry to appoint Mr. Sullivan the PB liaison to the Pathway Committee. Duly seconded and unanimously voted.*

Mr. Campbell advised that applications for Community Preservation Act funding are due on October 19. Several applications are pending from the Conservation Commission, and at least one from the Pathway Committee.

Mr. Sullivan advised that the Carleton Committee recently met, and will be reaching out to various town entities for suggestions as to what to do with the property.

### **TOWN PLANNER'S REPORT**

Mr. Kirkland advised that Administrative Secretary Nicole Pelletier is taking some introductory courses on Planning and Conservation matters.

The initial topcoat on Henry's Lane will be finished tomorrow; all other work should be done by the end of the week. He has received a quote from the HOA for the remaining landscaping work, and this should also be done soon.

### **NEXT MEETING**

October 24<sup>th</sup>, 2018 – Town Hall, Room 112, 7 pm

### **ADJOURNMENT**

*There being no further business, motion was made by Ms. Crystal-Lowry to adjourn at 8:25 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 October 24, 2018.

  
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Scott Fitzgerald, Board Clerk  
*Doreen Sullivan*

Copy filed with:      Office of Town Clerk  
                                 Planning File

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