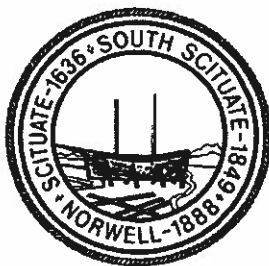


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**TOWN OF NORWELL**  
Norwell Town Offices, Room 112  
345 Main Street  
Norwell, Massachusetts 02061  
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Office of Planning Board &  
Town Planner

**Norwell Planning Board Meeting Minutes  
11/14/2018**

RECEIVED  
2018 NOV 29 AM 8:15  
TOWN OF NORWELL  
TOWN CLERK

The meeting was called to order at 7:00 P.M. with Chair Brendan Sullivan presiding. Also present were Board Members Donald Mauch Sr., Scott Fitzgerald, and Patrick Campbell; and Town Planner Kenneth Kirkland. Unable to attend was Vice-Chair Jamie Crystal-Lowry. The meeting was held in the Planning Office.

**CALL TO ORDER/AGENDA**

*After a motion was duly made and seconded, it was unanimously voted to approve the agenda as posted.*

**APPROVAL OF MINUTES**

The minutes of the October 24, 2018 meeting were distributed and reviewed.

*Motion by Mr. Mauch to approve the Minutes of the October 24, 2018 meeting as submitted. Duly seconded and unanimously voted.*

**BILLS**

The following invoices and transactions were presented for approval:

Christopher Sullivan	Meeting Minutes (10/24/18)	\$150.00
Chessia Consulting	Norwell Estates	\$1,341.00
	OOB Estates	\$4,239.00
	Schooner Estates	\$972.00
	41 Accord Park Dr.	\$720.00
Gallagher Group	Main St. Sidewalk	\$1,514.84
Various Account	Journal Entry Transfer	\$180.00
ElectionSource	Office Supplies	\$31.03
W.B. Mason	Office Supplies	\$294.09
		\$62.95
400 Cordwainer Dr.	Review Fee Release	\$3,000.00

Mr. Kirkland noted that the Gallagher Group bill represented the PB's share of a bill to be paid out of the Pedestrian Improvement Fund.

*Motion by Mr. Mauch to approve the invoices as submitted. Duly seconded and unanimously voted.*

## **PERFORMANCE GUARANTEE / SURETY**

**Henry's Lane – 8-Lot Residential Subdivision**

Public Informational

Waiver Clarification / Review of Conditions

Henry's Lane / Norwell Avenue

Assessor's Map 8D, Block 43, Lot 46, 48, & 103

Approximately six local residents present as Mr. Kirkland discussed as-built approval condition 40E, which requires a new subdivision to be surveyed in its entirety to ensure its drainage system worked. The condition was added in response to drainage issues at new subdivisions, but the requirement can be waived with a letter from Highway Surveyor Ferguson indicating there had been no drainage issues in the area requiring roadway repair. Mr. Mauch added that Highway Surveyor Ferguson had advised that the drainage system for Henry's Lane had proven to be satisfactory in these respects.

*Motion by Mr. Mauch to accept Town Planner's clarification with respect to the Henry's Lane waiver, and to approve the waiver as requested. Duly seconded and unanimously voted.*

Mr. Campbell arrived at 7:06 pm, after the preceding discussion and vote.

## **MISCELLANEOUS**

### **Subcommittee Liaison Updates**

Mr. Campbell advised that CPC would be reviewing six grant applications submitted by the Conservation Commission on the 29<sup>th</sup>. One application requests funding to update the Open Space Plan. He noted that CPC had funded a previous update in 2009, but it may make more sense to make another update part of an overall Master Plan update. Mr. Campbell has asked for an accounting of grants in recent years to get some idea of precedents.

Mr. Campbell added that the Board of Selectmen had advised CPC they did not support a request by the Commission for a \$200K deposit to the conservation fund for proactive land acquisition, stating any such request should be approved by vote at a Special or Annual Town Meeting.

The PB also discussed a CPC funding request for a regulation Little League field, the lack of amenities at existing fields, and possible locations for a central recreation complex.

Mr. Sullivan advised that the Pathway Committee recently appeared before CPC to discuss its grant application related to the Wompatuck parking lot and access road project. The Carleton Property Committee recently met with the Housing Authority; they may be interested in using a portion of the property, and will be reappearing to discuss further. Mr. Mauch noted that any housing on the Carleton property could potentially create controversy, and suggested that the Town consider permitting a sufficient number of rental units in an appropriate location to meet the affordable housing threshold and allow it to deny permits for future 40B developments.

### **2019 Meeting Schedule**

Mr. Kirkland distributed a proposed 2019 meeting schedule for Board member review, noting he had adjusted some dates to account for holidays. He also provided a proposed update to the Material Submission policy, requested by consulting engineer John Chessia, which would specify

that digital-only submissions requiring technical review would not be accepted on deadline dates; such submissions must be accompanied by a physical copy for Mr. Chessia's review.

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

Mr. Kirkland advised that he had reviewed a draft plan for the proposed Hitchin Post Lane OSRD and provided feedback. He noted that the proposal is for seven units currently, and the Applicant and their Engineer informally inquired whether they could request a roadway length waiver for the required conceptual "conventional" subdivision Yield Plan to determine the OSRD Yield Plan. Mr. Kirkland noted that Yield Plans are not contingent upon roadway length. Mr. Mauch stated the OSRD Bylaw indicates that the PB has the right to grant a street length waiver on a conceptual Yield Plan for the purpose of determining the OSRD Yield Plan.

Mr. Campbell advised that MAPC would be presenting its Economic Redevelopment Plan recommendations for Queen Anne's Corner, and Assinippi and Accord Parks on December 12. Selectmen Ellen Allen had requested that Board members be present, but the presentation conflicts with the PB's meeting on that date. Former Selectman Rick Merritt will be present and can update the Board as needed.


### **NEXT MEETING**

November 28<sup>th</sup>, 2018 – Town Hall, Room 112, 7 pm

### **ADJOURNMENT**

*There being no further business, motion was made by Mr. Mauch to adjourn at 8:27 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 November 28, 2018.

  
\_\_\_\_\_  
Scott Fitzgerald, Board Clerk

Copy filed with:   
Office of Town Clerk  
Planning File

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