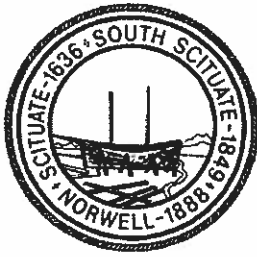


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TOWN OF NORWELL
Norwell Town Offices, Room 112
345 Main Street
Norwell, Massachusetts 02061
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Office of Planning Board &
Town Planner

**Norwell Planning Board Meeting Minutes
1/23/2019**

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

CALL TO ORDER/AGENDA

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

APPROVAL OF MINUTES

The minutes of the January 9, 2019 meeting were distributed and reviewed; one correction was made to a typo.

Motion by Mr. Campbell to approve the Minutes of the January 9, 2019 meeting as amended. Duly seconded and unanimously voted.

BILLS

The following invoice was presented for approval:

Christopher Sullivan	Meeting Minutes (1/9/19)	\$150.00
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Motion by Ms. Crystal-Lowry to approve the invoice as submitted. Duly seconded and unanimously voted.

SUBDIVISIONS AND LAND DEVELOPMENTS

Schooner Estates – 12-Lot Residential Subdivision

Continued Public Hearing

Definitive Subdivision Plan

Stetson Road

Assessor's Map 29A, Block 76, Lots 4, 6, 8-11, 17, 18, 20, & 43.

Mark and John McSharry present for Stetson Road LLC; Al Loomis and Brad McKenzie present for McKenzie Engineering Group; also present were Planning Board Engineer John Chessia; Patrick Steen, 127 Stetson, and Jerry Griffiths, abutter to Drainage Parcel A.

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

Mr. Loomis briefly discussed changes to the site plan made in response to meetings with abutters and Mr. Chessia's January 16 review letter; this included some grading changes on the Griffiths parcel to resolve some drainage concerns; they and Mr. Griffiths will be finalizing a written agreement to this effect. Mr. Griffiths thanked the Applicants for working with him to address these issues.

They are also proposing to replace a stonewall along the Steen property at 127 Stetson with an earthen berm and screening trees, and install an impervious barrier around the adjoining lot's septic system to direct leaching away from the Steen property. Mr. Loomis indicated they are also willing, with the Steens' permission, to plant additional, staggered screening trees in the back corner of their lot at a sufficient distance from their own septic system.

In response to a query from Chair Sullivan, Mr. Loomis indicated that the berm would be approximately the same height as the stonewall, and the screening trees, which would be 8-10 feet high initially, would be planted in the berm. Mr. Mauch commented that this would seem to be a satisfactory screen.

All parties discussed options for placement of screening trees on the Steen property, including possibly curving them along the back corner of the lot. Mr. Steen indicated they were not opposed to having some trees planted on their lot, but would have to see where they would be placed.

Mr. Steen also indicated they had met with an arborist regarding the strip of land to the left of their lot, who had indicated that this strip would get clear-cut during construction of the road, making any remaining trees vulnerable to falling in storms. Mr. McSharry asked Mr. Chessia how far they would need to cut outside of the road's right-of-way, who indicated they would only need to cut a couple of feet beyond. Mr. Loomis proposed planting rhododendrons to replace any trees removed, as well as leaving some existing trees. They are willing to work further on the landscaping in this area.

Mr. Mauch commented he was seeing a lot of collaboration on the part of the Applicant, and noted that while the PB always works to minimize adverse impacts, abutters need to accept a certain degree of change when a new development is built. Mr. Steen agreed that recent meetings have gone well, with lots of ideas being proposed, and they were getting closer to a solution that would protect their privacy.

Mr. Kirkland asked about removal of the stonewall for the roadway opening, and noted this would trigger a Scenic Road Hearing. Mr. Loomis indicated they would have to remove about 100-feet of stone wall for the opening; they plan to use the removed stones to curve in the wall on either side of the entrance pursuant to the Scenic Road Bylaw. Mr. Kirkland indicated that the Scenic Road Hearing could be conducted as part of the subdivision hearing process.

In response to a question from Vice-Chair Crystal-Lowry, Mr. Loomis indicated they would be asking for a waiver from the streetlight installation requirement given the number of driveways in close proximity; they feel individual post lamps at the end of the driveways would provide sufficient lighting. Mr. Mauch commented on the tendency of post lamps to fall into disrepair, and Ms. Crystal-Lowry suggested there be a HOA requirement that Owners have post lamps along the street, and that they be maintained. Mr. McSharry indicated they did this at a similar development in Scituate, and the HOA document included specifications as to location and type of lamp and bulb. He may consider requiring two post lamps for this development, and would prefer this option to the installing street lamps.

All parties discussed lighting at the subdivision entrance to alleviate safety issues. Mr. Mauch expressed concern at the excessive brightness of the street lamps installed by National Grid, and the Board discussed the use and placement of lantern-style lighting at the entrance, similar to that at Wildcat Hill. Town Planner Kirkland noted there was a standard lighting detail included in the Subdivision Regulations that was required for residential developments to address these matters.

In response to a query from Mr. Campbell, Mr. McSharry indicated they would eventually seek to have the road accepted by the Town as a public way.

Mr. Chessia indicated he had a productive meeting with Applicants earlier in the day, and most of his issues have been or are being addressed. He suggested that the site plan be updated to show the maximum buildout, and assume all lots have been cleared to the 50-foot buffer.

Chair Sullivan briefly asked about the project's status with the Conservation Commission. Mr. Loomis indicated they would be filing with the Commission for the initial street work, and individually for the jurisdictional house lots; several lots were outside of Commission jurisdiction.

Motion by Mr. Mauch to continue the public hearing to March 13, 2019 at 7:15 PM. Duly seconded and unanimously voted.

Hitchin Post Lane – 7-Lot OSRD Residential Subdivision

Continued Public Hearing

OSRD Special Permit

Circuit Street

Assessor's Map 25A, Block 69, Lots 25 & 26

Applicant Mark Raimondi present along with Gary James, James Engineering. Also present were three area residents.

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

Mr. James advised that the project will be located on a 16-acre parcel off Circuit Street. The total area to be developed is 5.23 acres, with the remainder being donated for conservation purposes. They are proposing to construct a seven-lot OSRD on half-acre lots, with an 850-foot roadway and cul-de-sac with an island.

The proposed land donations will link several existing town properties. All structures are completely outside the 100-foot buffer, and wetlands on the property will be given back to the

Conservation Commission. John Chessia is currently conducting a stormwater review for the Commission. Chair Sullivan confirmed that the Commission had provided the PB a confirmation letter regarding the lot yield in the conceptual traditional subdivision they reviewed.

Based on communications with the Water Department, the proposed OSRD will have three hydrants. They propose to have lights at the entrance and each house lot, and a sidewalk on one side of the street. They are also offering to replace a corrugated pipe that is part of the stormwater system on that section of Circuit Street, and to add a walking trail that connects to an existing trail on adjoining Town property. The only abutters are to the back of development; they will maintain a buffer to those units, including the wetland. Mr. James also advised that the wetlands line has been confirmed. The Applicant was also able to have a landlocked private parcel donated to the Town, resulting in the site being surrounded by Town land. Town Planner Kirkland noted this private parcel was the Foster Pine Lot discussed at a previous Board meeting.

In response to a query from Mr. Mauch, Mr. Raimondi indicated that he personally would not be developing the lots but would sell all lots to one builder for development. Mauch commented he would like to have something in writing concerning complementary house design, but noted this may be beyond the PB's purview.

Mr. Campbell noted that the total contiguous upland donation was less than 50%, but also commented that the proposed open space donation with this project seemed to be more contiguous and usable than that from other recent developments.

Town Planner Kirkland noted that the Board was mostly concerned with lot yield and overall design at the special permit stage, but that a lot of the engineering for this proposal had been done earlier due to some ambiguity around the OSRD Bylaw language concerning the level of detail at the special permit stage.

Mr. Chessia commented on issues he noted in his recent report, including the need for more clarity in certain calculations and the lack of a landscape plan for basins; he also pointed out that one of the lots on the plan did not meet the required 80-foot width. Mr. Kirkland noted that some of this missing information was not needed at the special permit phase of the project.

Chessia also noted that the conceptual traditional subdivision site plan reviewed by the Conservation Commission was based on a road length almost twice as long as the 550-foot limitation set by the OSRD Bylaw, and a plan with a 550-foot road would have yielded just three or four lots as opposed to seven.

Mr. Kirkland indicated that this was an unclear portion of the OSRD Bylaw; he consulted Town Counsel Galvin for clarification, who indicated the "traditional subdivision yield" for the purposes of the Bylaw should be based on an assumption of no waivers.

Mr. Mauch pointed out that the yield on the current site plan assumes that the PB would have accepted a roadway length waiver on the conceptual traditional subdivision, and agreed that the plan should have started out on a "zero waiver" assumption. Mr. James contended that the Bylaw does not specify 100% conformance with regulations and pointed out that a nearby subdivision roadway was almost 1800 feet long.

After further discussion, the Board asked the Applicant to provide a yield plan based on a 550-foot roadway. Mr. Raimondi commented that with these additional requests, they seemed to be working backwards on this project. Mr. Campbell acknowledged that some ambiguity may have arisen when the Conservation Commission did not raise the roadway length issue in their review of the conventional subdivision plan, but noted that this was not the focus or purpose of their review.

Ms. Crystal-Lowry noted that the current plan is based on a presumption that a roadway length waiver would be granted, and suggested that the Applicants make fewer such assumptions going forward. Messrs. James and Raimondi requested that the PB take the public benefits of the proposed land donations into consideration. Member Mauch commented that the Board also had to weigh these against abutter concerns.

Louis Balestracchi, 278 River Street, commented that the land had originally been marketed as two executive lots, and asked how the developers got to seven lots with the proposed project. Mr. Raimondi indicated that the land was divided into two lots years ago through an ANR and marketed as such, but no one bought the land. Ken Delaney, 256 River Street, commented on the wetlands on the lot and expressed doubt that the proposed number of units complies with the OSRD Bylaw.

Todd McCaughey 268 River Street stated that he thought the plans had already been approved when he saw the detailed plans. Mr. Kirkland clarified that Applicants must provide detailed plans to start the review process, and stated that the Applicant actually provided a more detailed site plan than was actually required at the special permit phase. Mr. Mauch added that, in his experience, the PB has always taken the proper time to review plans deliberately and without bias.

Motion by Mr. Mauch to continue the public hearing to March 27 at 7:15 PM. Duly seconded and unanimously voted.

48 Mount Hope Street – 3-Lot Land Development Project

Public Informational

Approval Not Required (ANR) Plan

Mount Hope Street

Assessor's Map 2B, Block 5, Lot 11

Rob Gugliota, Morse Engineering, presented a proposal to create three new lots, plus one unbuildable parcel which will be conveyed to the existing Owner and appended to her adjacent parcel.

In response to a query from Mr. Campbell, Mr. Gugliota confirmed that an easement would be required to access the upland on Lot 3. They have talked to the Building Inspector, who indicated that this lot would have to share a driveway with the adjoining lot. Ms. Crystal-Lowry expressed concern that a future buyer may run into access issues requiring a waiver.

Mr. Kirkland pointed out that ANRs have to be approved provided they met the technical requirements as to frontage and acreage. He indicated that the plan met the standard for required findings of fact, and is consistent with the Master Plan, Zoning Bylaw, and the Subdivision and Land Development Rules and Regulations. He recommended endorsement subject to the condition that proof of filing with the Registry of Deeds be submitted to the Planning Office.

Motion by Mr. Mauch to accept the ANR application. Duly seconded and unanimously voted.

Motion by Mr. Mauch to adopt the findings of fact set forth in the Town Planner's memorandum and endorse the ANR subject to the special conditions therein. Duly seconded and unanimously voted.

APPOINTMENTS

64 Samuel Woodworth Road

Public Informational

Merrill Diamond, Diamond Siancori

Brief Discussion on Potential Future Project

64 Samuel Woodworth Road

Assessor's Map 9C, Block 46, Lot 40

Mr. Kirkland advised that Merrill Diamond would not be pursuing their project and would not be appearing.

MISCELLANEOUS

The Board briefly discussed issues regarding the funding and construction of a sidewalk in front of the senior housing under construction at 40 River Street.

Committee Liaison Reports

Mr. Campbell advised that CPC had met with the Conservation Commission to review their funding applications. The Commission withdrew its request for an extra 10% land acquisition distribution, as the Board of Selectmen did not support it. The Committee provided additional suggestions concerning the request to fund a public recreation area on the west shore of Jacobs Pond, including that the Commission work with the Jacobs Pond Estates Condo Association for increased waterfront access and possible street access.

CPC will be considering Recreation funding requests at its meeting tomorrow night.

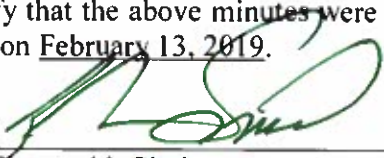
NEXT MEETING

February 13th 2019 – Town Hall, Room 112, 7 pm

ADJOURNMENT

There being no further business, motion was made by Ms. Crystal-Lowry to adjourn at 9:33 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 February 13, 2019.



Scott Fitzgerald, Clerk


Brendan Sullivan
Copy filed with: Office of Town Clerk
Planning File

Post to Planning Board Webpage