



Office of Planning Board &
Town Planner

TOWN OF NORWELL
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Norwell Planning Board Meeting Minutes 3/13/2019

The meeting was called to order at 7:10 P.M. with Chair Brendan Sullivan presiding. Also present were Board Members Donald Mauch Sr., Patrick Campbell, and Scott Fitzgerald; and Town Planner Kenneth Kirkland. Vice Chair Jamie Crystal-Lowry phoned in at 7:20 P.M. The meeting was held in the Planning Office.

CALL TO ORDER/AGENDA

Motion by Mr. Sullivan to open the meeting. Duly seconded and unanimously voted.

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 February 13, 2019 meeting were distributed and reviewed.

Motion by Mr. Mauch to approve the Minutes of the February 13, 2019 meeting as written. Duly seconded and unanimously voted.

BILLS

The following invoices were presented for approval:

Christopher Sullivan	Meeting Minutes (2/13/19)	\$150.00
Merrill Corp.	329 Washington Street	\$185.00
Chessia Consulting	111-119 Washington Street	\$1,187.50
	Norwell Estates	\$130.20
	OOB Estates	\$1,638.00
	Schooner Estates	\$1,387.00

Motion by Mr. Mauch to approve the invoices as submitted. 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 Mr. Campbell to open the continued public hearing. Duly seconded and unanimously voted.

Town Planner Kirkland indicated he discussed Mullins Rule limitations with the Applicant regarding tonight's meeting, and the Applicant has requested a continuance to the April 10, 2019 Board meeting.

Motion by Mr. Mauch to continue the public hearing to April 10, 2019 at 7:14 PM. Duly seconded and unanimously voted.

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.

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

Town Planner Kirkland indicated he discussed Mullins Rule limitations with the Applicant regarding tonight's meeting, and the Applicant has requested a continuance to the April 10, 2019 Board meeting.

Motion by Mr. Mauch to continue the public hearing to April 10, 2019 at 7:20 PM. Duly seconded and unanimously voted.

Bay Path Square – 3,500 sq. ft. Commercial Addition

Public Informational

Site Plan Review

Bay Path Square / 111-119 Washington Street

Assessor's Map 11B, Block 20, Lots 11-13

Ramona Caruso and Richard Ricciardi, 30 Grove Street, were present. Ms. Caruso indicated the Applicant was on for the next Board of Appeals meeting for a decision, and inquired about the decision to continue tonight. Mr. Mauch recognized their persistence, and stated that tonight's continuances were in response to recent quorum issues and associated implications, and assured that the Board would provide a recommendation to the Board of Appeals on the project. Town Planner Kirkland indicated an illness with the Board of Appeals Secretary, but that the Board of Appeals would continue their meeting to accommodate tonight's continuance.

Town Planner Kirkland spoke to the Applicant who assented to a continuation to the April 10, 2019 Board meeting.

Chair Sullivan left the meeting at 7:22 P.M.

STREET ACCEPTANCE RECOMMENDATIONS

Henry's Lane – 8-Lot Residential Subdivision

Public Informational

Street Acceptance Petition

Henry's Lane

Assessor's Map 2B, Block 43, Lots 39, 46-53, & 59-60

Forest Ridge – 5-Lot Residential Subdivision

Public Informational

Street Acceptance Petition

Forest Ridge

Assessor's Map 3D, Block 8, Lots 8, 17-22

Town Planner Kirkland briefly outlined the Staff Recommendations for Henry's Lane and Forest Ridge. Both roadways were completed and affidavits from Highway Surveyor Ferguson to their appropriate and acceptable design were on file.

Motion by Mr. Mauch to forward a positive recommendation to the Board of Selectmen, as outlined in the Street Acceptance Staff Recommendations for Henry's Lane and Forest Ridge dated March 8, 2019. Duly seconded and unanimously voted.

MISCELLANEOUS

ADJOURNMENT

There being no further business, motion was made by Mr. Mauch to adjourn at 7:31 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 March 27, 2019.



Scott Fitzgerald, Clerk

Copy filed with: *Office of Town Clerk*
 Planning File

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