



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department

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**Norwell Planning Board Meeting Minutes
7/10/2019**

The meeting was called to order at 7:10 P.M. with Chair Brendan Sullivan presiding. Also present were Town Planner Kenneth Kirkland, and Board Members Brian Greenberg and Patrick Campbell. Unable to attend were Scott Fitzgerald and Jamie Crystal-Lowry. The meeting was held in the Planning Office.

CALL TO ORDER/AGENDA

Motion by Mr. Greenberg to approve the agenda as posted. Duly seconded and unanimously voted.

APPROVAL OF MINUTES

The minutes of the June 26 meeting were distributed and reviewed.

Motion by Mr. Campbell to approve the Minutes of the June 26, 2019 meeting as submitted. Duly seconded and unanimously voted.

BILLS

The following invoices were presented for approval:

Chessia Consulting	Henry's Lane	\$375.00
	Norwell Estates	\$71.50
	Schooner Estates	\$937.50

Motion by Mr. Campbell to approve the invoices as submitted/amended. 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.

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

Mr. Kirkland advised that the hearing will need to be continued, as legal documentation regarding emergency access and drainage easements had not been received at the Planning Office. He is also waiting on language regarding deed restrictions with respect to impervious coverage. Two more ANRs related to the subdivision will also be forthcoming.

Motion by Mr. Greenberg to continue the public hearing to July 24, 2019 at 7:15 PM. Duly seconded and unanimously voted.

236-238 Bowker Street – 2-Lot Residential Land Development Project

Public Informational

Approval Not Required (ANR) Plan

Bowker Street

Assessor's Maps 7D & 13B, Block 39, Lots 34 & 55

Mr. Kirkland advised that the filing proposed a land swap between neighbors, whereby a small portion of 238 Bowker would be appended to 236 Bowker, making 236 a conforming lot in terms acreage.

Mr. Kirkland confirmed 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 approval subject to the condition that proof of filing with the Registry of Deeds be submitted to the Planning Office.

Motion by Mr. Campbell to adopt the findings of fact set forth in the Town Planner's Staff Memorandum and endorse the ANR Plan for 236-238 Bowker Street. Duly seconded and unanimously voted.

MISCELLANEOUS

Mr. Kirkland noted that going forward, he would like to ask land development project Applicants to provide a check for the Plymouth Registry of Deeds; he will then deliver the files and check to the Registry of Deeds to ensure Plans and Decisions are recorded.

Board Reorganization

Mr. Kirkland circulated the updated list of PB members for signatures; this list will be filed with the Registry of Deeds. He also requested authorization to sign Plans and documents in his capacity as Town Planner; by law, invoices must be signed by Board members. Board members will continue to sign meeting minutes.

A signature authorization document was circulated for Board member signatures. He will get the other two Board member signatures for both documents later, and then forward them to the Registry.

Pathway Committee Alternate Appointment

Resident Heather Hanley, 40 Jordan Lane, appeared before the Board requesting appointment to the Pathway Committee. She is recently retired, and has time to attend the meetings. She noted that the Selectmen webpage had indicated there was a vacancy, but the voting seat had been filled by the time she applied. Mr. Kirkland commented that it is a good rule of thumb for Town Boards,

Committees, and Commissions to have at least two (2) alternate members, and Ms. Hanley had no issue with being an alternate. Chair Sullivan advised Ms. Hanley that the Committee typically met monthly.

Motion by Mr. Sullivan to appoint Ms. Hanley to the Pathway Committee as an alternate. Duly seconded and unanimously voted.

NEXT MEETING

September 11th, 2019 – Town Hall, Room 112, 7 pm

ADJOURNMENT

There being no further business, a motion was made by Mr. Greenberg to adjourn at 7:46 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 August 28, 2019.



Scott Fitzgerald, Clerk

Copy filed with:

Office of Town Clerk
File

Brian Greenberg Alternate Clerk

Post to Planning Board Webpage