



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department

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**Norwell Planning Board Meeting Minutes
8/28/2019**

The meeting was called to order at 7:02 P.M. with Chair Brendan Sullivan presiding. Also present were Town Planner Kenneth Kirkland, Vice Chair Jamie Crystal-Lowry, and Board Members Brian Greenberg and Patrick Campbell. Scott Fitzgerald was unable to attend but phoned in until 8:40 PM. The meeting was held in the Planning Dept. Office.

CALL TO ORDER/AGENDA

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

APPROVAL OF MINUTES

The minutes of the July 10 and August 14, 2019 meetings were distributed and reviewed. Mr. Greenberg suggested one correction to the August 14 minutes.

Motion by Mr. Campbell to approve the Minutes of the July 10 meeting as submitted. Duly seconded and unanimously voted.

Motion by Mr. Campbell to approve the Minutes of the August 14 meeting as amended. Duly seconded and unanimously voted.

BILLS

The following invoices were presented for approval:

Christopher Sullivan	Meeting Minutes (8/14)	\$150.00
MA Assoc. of Planning Directors	Membership Dues	\$90.00
American Planning Association		\$338.00
Plymouth Registry of Deeds	Filing Fee, Henry's Ln	\$150.00

In response to a query from Chair Sullivan, Mr. Kirkland indicated that the filing fees for As-Built Plans typically come out of a development's escrow account, but the Henry's Lane escrow had been exhausted and Town Counsel Bob Galvin advised him to use Departmental funds for the filing fee in such cases to ensure Plans are properly recorded.

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

CITIZEN COMMENTARY

None.

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 McSharry present for Stetson Road LLC; Al Loomis present for McKenzie Engineering Group. Also present was Planning Board Engineer John Chessia and two Town residents.

Mr. Loomis advised that he and Mr. McSharry had met with the Steens to devise a more specific landscaping plan; additional details had been added to the plan, as well as the stamp and signature of a Registered Landscape Architect. The trees to be planted included Leyland Cypress, Eastern White Pine, and up to ten (10) Rhododendrons along the subdivision entrance. With the agreement of the Steens, they have worked some flexibility into the plant locations to address specific issues that may arise during construction. The updated plan notes that the trees to be planted would comply with American Standard for Nursery Stock specifications concerning height and root ball diameter. They also agreed to take down a pine tree that would be leaning over a section of the Steen property.

Ms. Crystal-Lowry commented that the PB had mentioned the planting of Rhododendrons at the previous meeting, but clarified that this comment was meant as guidance in terms of the caliber of plant as opposed to a specific instruction. She and Chair Sullivan thanked both parties for working together to resolve the issue.

All parties also continued the previous discussion regarding a contribution to the Pedestrian Enhancement Fund in exchange for a sidewalk length waiver. Mr. McSharry indicated that the \$25-27K figure is acceptable to him but probably a little high based on his experience. He would like to make the contribution at the time of lot release and bonding as opposed to up front.

Town Planner Kirkland indicated that the suggested timing of the contribution would not be out of order, and noted that the \$25-27 thousand (K) figure was based on MassDOT pricing for materials, which is used in calculating the standard construction bond. Mr. McSharry suggested that he would obtain new quotes prior to bonding that could be used to establish the final contribution amount. The Board assented to the suggestion, and all parties agreed that the contribution would be no less than \$15K and no greater than \$27K.

Motion by Ms. Crystal-Lowry to accept and approve the site plan for Schooner Estates submitted at the previous meeting, as well as the supplemental landscaping plan, incorporating all recommendations set forth in Town Planner's Staff Memorandum of 8/13/19 and a Pedestrian

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Enhancement Fund contribution of no less than \$15 and no more than \$25 per linear foot, said amount to be determined at the time of lot release. Duly seconded and unanimously voted.

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

Hitchin Post Lane – 5-Lot OSRD Residential Subdivision
Continued Public Hearing
OSRD Special Permit
Circuit Street
Assessor's Map 25A, Block 69, Lots 25 & 26

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

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

Mr. James distributed and discussed an updated plan for a five-lot OSRD. The roadway has been shortened by 220-ft from the previous seven-lot proposal, and the lot size has increased to 0.75 acres each. He indicated the total land area utilized for the new development would be about the same as for the previous proposal, and they still proposed a 10.6 acre land donation to the Town that would connect adjoining Town parcels.

Town Planner Kirkland advised that the Beach property donation to the Town had been approved. The Board discussed options for a trail through the wet portion of the proposed land donation, including pavers or a simple boardwalk.

Todd McCaughey, 268 River Street, asked whether the Planning Board Engineer had agreed that there were five (5) buildable lots on the land. After some discussion as to whether this had been established by Applicant's previously submitted plans, Chair Sullivan indicated that Mr. Chessia will review the newly submitted plan along with a conceptual five-lot traditional subdivision plan. Mr. James indicated he would prepare the conceptual plan for review, and was confident there were five by-right buildable lots on the property.

The matter was continued for receipt of updated drainage calculations, the conceptual traditional subdivision plan, and a review of the plan by Planning Board Engineer Chessia to establish the by-right yield.

Motion by Mr. Campbell to continue the public hearing to October 23, 2019 at 7:25 PM. Duly seconded and unanimously voted.

83 Riverside Drive – 2-Lot Residential Land Development Project
Public Informational
Approval Not Required (ANR) Plan
Riverside Drive
Assessor's Map 27A, Block 72, Lot 70

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Mr. Kirkland noted that the ANR proposed to split an existing lot into two (2) new lots, and indicated that the plan was timely filed and stamped, 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 Dept. Office.

Members Sullivan and Crystal-Lowry commented that the plan seemed to create a nonconforming lot that may not be buildable. Mr. Kirkland noted in reply that with ANRs, the PB only reviews to ensure that street frontage requirements are met; there is a disclaimer on all ANR plans advising that new lots may not be buildable with regarding to zoning, and he reiterated that the plan was technically in good order.

After some further discussion, Vice-Chair Crystal-Lowry noted for the record that the ANR as received on August 26 appears to contain a nonconforming lot; therefore, the PB elected not to make a decision at this meeting with respect to the plan in order to give Applicant time to amend the lot lines to be conforming or further advise Town Planner Kirkland regarding their wishes.

ENDORSEMENTS

Old Oaken Bucket Estates – 26-Lot Residential Subdivision

Public Informational

Definitive Subdivision Plan

Winter Street, Cross Street, Old Oaken Bucket Road

Planning Board Engineer Chessia advised the Board that the plan was nearly ready for endorsement, but cited inconsistencies concerning lot closure calculations that needed to be addressed. He also recommended that the construction sequencing added to the construction plan set be revised to be consistent with the sequencing set forth in the Order of Conditions issued by the Conservation Commission.

Messrs. Chessia and Kirkland both reached out to Applicants, but had not heard back from them prior to the meeting. The matter was continued pending a resolution of these issues.

MISCELLANEOUS

Vice-Chair Crystal-Lowry advised she will be unable to attend the September 11 meeting; Mr. Kirkland noted that the only thing currently on the agenda is the 83 Riverside ANR.

The Board discussed having fewer meetings in the summer to avoid absence and quorum issues. Chair Sullivan suggested that the PB review the meeting schedule in May or early June based on filing activity and Board member vacations.

Wompatuck Access Parking Lot Design

Mr. Campbell commented that at the CPC meeting where funding had been voted for the Wompatuck State Park Access Lot, he had cited design issues including ease of plowing and submitted a suggested alternative design. He further noted that CPC members expressed their preference for the alternate design, and it was their understanding that it would be forwarded to

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the Pathway Committee for further analysis. He has since heard, however, that this analysis did not occur.

Chair Sullivan noted that the alternate plan doesn't have as many spaces and gets closer to abutters, who had expressed extensive concerns about privacy. He also pointed out that the lot as designed allows for possible expansion, and the project as designed has received the necessary funding and approvals, and is ready to bid. Mr. Campbell replied that he didn't see why the abutters would find the alternative design to be less attractive.

All parties then discussed the possibility of revising the plan. Chair Sullivan noted that this would essentially move the project back to square one, with new engineering and public hearings. Mr. Greenberg commented that he would be upset to see a revised plan, if he were an abutter, at this stage. Mr. Kirkland pointed out that plow drivers learn to maneuver in difficult parking lots, and Ms. Crystal-Lowry felt that the existing lot was not a deal-breaker. Mr. Campbell noted he was not looking to dig in on this particular issue, but was disappointed that the alternative lot design was not considered.

Chair Sullivan stated that he had not received the alternative plan until after the Town Meeting but, as the Committee liaison, assumed responsibility for its not being considered. Vice-Chair Crystal-Lowry suggested that all members be more proactive in providing subcommittee updates moving forward to avoid future oversights.

NEXT MEETING

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

ADJOURNMENT

There being no further business, motion was made by Mr. Greenberg to adjourn at 9:03 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 13, 2019: 11/20/19



Scott Fitzgerald, Clerk or Brian Greenberg, Alt. Clerk

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