



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department
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**Norwell Planning Board Meeting Minutes
2/12/2020**

The meeting was called to order at 7:03 P.M. with Chair Brendan Sullivan presiding. Also present were Town Planner Kenneth Kirkland, Vice Chair Jamie Crystal-Lowry, and Board Members Scott Fitzgerald and Brad Washburn. Mr. Greenberg was unable to attend, but phoned in for the Hitching Post Lane OSRD and Floodplain Bylaw hearings. The meeting was held in the Planning Dept. Office.

CALL TO ORDER / AGENDA

Motion by Mr. Sullivan to approve the Agenda as submitted. Duly seconded and unanimously voted.

APPROVAL OF MINUTES

The minutes of the January 22 meeting were distributed and reviewed.

Motion by Ms. Crystal-Lowry to approve the Minutes of the January 22, 2020 meeting as submitted. Duly seconded and unanimously voted.

BILLS

The following invoices were presented for approval:

| | | |
|-----------------------------|-------------------------|------------|
| Christopher Sullivan | Meeting Minutes (1/22) | \$150.00 |
| Chessia Consulting Services | Hitching Post Lane OSRD | \$1,000.00 |
| | | \$375.00 |
| | Hanover Crossing | \$750.00 |
| | 144/148 Washington St. | \$1,312.50 |
| | Schooner Estates | \$1,000.00 |

Motion by Ms. Crystal-Lowry to approve the invoices as submitted. Duly seconded and unanimously voted.

CITIZEN COMMENTARY

None.

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SUBDIVISIONS AND LAND DEVELOPMENTS

Hitching Post Lane – 5-Lot OSRD Residential Subdivision

Continued Public Hearing

OSRD Special Permit / OSRD Development Plan

Circuit Street

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

Applicant Mark Raimondi present along with Gary James, James Engineering, and one (1) area resident. Also present was Planning Board Engineer John Chessia. Member Washburn recused from voting.

Motion by Ms. Crystal-Lowry to open the continued public hearing. Duly seconded and approved by a 4-0 margin, Mr. Washburn having recused.

Mr. Chessia indicated he had reviewed the conceptual "Conventional Yield" plan submitted by Applicant as per the OSRD Bylaw, and agreed that the five (5) house lots shown on the Plan were permissible. He also noted that the lots proposed on the OSRD Yield Plan were larger than the minimum size required in the Bylaw. Mr. James felt this made the lots more marketable. Board members had no issue with the slightly larger lots, as the development will be surrounded by significant open space.

With respect to Applicant's request for a waiver from the requirement to submit a landscaping plan at the special permit phase, Engineer Chessia noted again that the project was surrounded by public open space, and that the Board could request a Plan later in the permitting process. Ms. Crystal-Lowry had no issue with granting this waiver for the reasons Engineer Chessia cited.

Mr. Chessia also noted that Applicant had requested a waiver regarding roadway width but believed roadway width was already an allowed reduction under the OSRD Bylaw. Mr. Kirkland commented that this was an area of ambiguity in the current Bylaw.

Todd McCaughey, 268 River, indicated he had no issues with the proposal, provided Applicant had established that there were five (5) buildable lots on the property, and a covenant would be established providing for the maintenance of any trails on the public open space lots. Mr. Chessia indicated that Applicant had met the requirement to show that it was feasible to create five (5) conventional house lots on the property. Mr. Kirkland added that he had received feedback from the Board of Health and Conservation Commission confirming that the Conventional Yield Plan was permissible under their requirements. With respect to maintenance of the open space, Chessia indicated that a maintenance plan for the open space component would be required at a later stage in the permitting process.

Motion by Ms. Crystal-Lowry to adopt the Findings outlined in the Town Planner Staff Memorandum, dated February 12, 2020 and approve the Special Permit and OSRD Development Plan for Hitching Post Lane. Duly seconded and approved by a 4-0 margin, Mr. Washburn having recused.

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Floodplain Bylaw Revision – Proposed Zoning Bylaw Amendment

Public Hearing

Zoning Bylaw

Proposal to amend Norwell Town Code, Chapter 201 – Zoning, Article 8 – Floodplain Protection, in order to incorporate updated FEMA Flood Insurance Rate Maps (FIRM) and associated language, in accordance with the National Flood Insurance Act.

Mr. Fitzgerald read the Notice of Public Hearing.

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

Mr. Kirkland advised that the existing Floodplain Protection Bylaw had been edited to reference the updated FEMA Flood Insurance Rate Maps so that the Town can continue participating in the National Flood Insurance Program, (NFIP). All property Owners affected by changes to the floodplain were notified by the Federal Emergency Management Agency (FEMA) and the Conservation Commission in a mailing during the Summer 2018 preliminary flood map revision and associated appeals period. Copies of the preliminary maps available for review at the Planning Dept. Office, and has requested, upon final review by FEMA, physical copies, PDF files, and a GIS datalayer of the maps for office use.

Motion by Ms. Crystal-Lowry to adopt the Findings outlined in the Town Planner Staff Memorandum, dated January 29, 2020 and forward a positive recommendation on the revised Section 201-18 Floodplain Bylaw language. Duly seconded and unanimously voted.

MISCELLANEOUS

2019 Planning Board Report

All parties reviewed the draft 2019 Planning Board report to be published in the Town's Annual Report. The report gives an overview of Planning Board and Pathway Committee activities and functions, and mentions the hiring of Administrative Assistant Tabitha Dos Santos.

Motion by Mr. Sullivan to approve the 2019 Planning Board Report as written. Duly seconded and unanimously voted.

TOWN PLANNER'S REPORT

Mr. Kirkland noted that the Sign Bylaw passed unanimously at the Special Town Meeting on February 10.

NEXT MEETING

February 26, 2020 – Town Hall, Room 112, 7 pm

ADJOURNMENT

There being no further business, motion was made by Ms. Crystal-Lowry to adjourn at 7:43 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 26, 2020.



Board Clerk / Board Alternate Clerk

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

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