



Office of Planning Board

**TOWN OF NORWELL – COUNTY OF PLYMOUTH**

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**Norwell Planning Board Meeting Minutes  
2/26/2020**

The meeting was called to order at 7:05 P.M. with Chair Brendan Sullivan presiding. Also present were Town Planner Kenneth Kirkland, and Board Members Brian Greenberg and Scott Fitzgerald. Unable to attend were Brad Washburn and Vice-Chair Jamie Crystal-Lowry. 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 February 12 meeting were distributed and reviewed.

*Motion by Mr. Fitzgerald to approve the Minutes of the February 12, 2020 meeting as submitted. Duly seconded and unanimously voted.*

**BILLS**

The following invoices were presented for approval:

Christopher Sullivan	Meeting Minutes (2/12)	\$150.00
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*Motion by Mr. Greenberg to approve the invoices as submitted. Duly seconded and unanimously voted.*

All parties briefly discussed the posting of hearing times on the agenda to avoid “dead time” in meetings.

**ZONING BYLAW AMENDMENTS**

**MS4 Stormwater Bylaw Revision** – Proposed Zoning Bylaw Amendment

**Public Hearing**

Zoning Bylaw

*Proposal to amend Norwell Town Code, Chapter 201 – Zoning, Article 16 – Stormwater Management, by replacing Article 16 with new Article 16 language in compliance with federal US-EPA MS4 requirements.*

Mr. Kirkland noted that a working group including himself, Conservation Agent Nancy Hemingway, Highway Surveyor Glenn Ferguson, and Assistant Highway Surveyor Joe Conlon, an area contractor, a local resident, and engineering consultant BETA Group had prepared draft updates to the Town's Stormwater Bylaw to bring it into compliance with EPA MS4 requirements, as well as address construction-phase erosion control issues in Town. The Article was originally submitted for consideration at the February Special Town Meeting, but was postponed to May due to a printing error whereby the last segment of the Bylaw was not included in the Warrant.

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The Article contains no substantive changes except for a correction to the definition of "slope" and the inclusion of "& Erosion Control" in the title for emphasis. It is anticipated that the Conservation Commission will be the "Stormwater Authority" responsible for reviewing construction projects for compliance under the proposed changes as they currently conduct wetlands review, and administrative stormwater would be simultaneous. Mr. Kirkland noted that the Stormwater Bylaw is currently part of the Zoning Bylaw; the working group and Town Counsel recommend it to be deleted from Zoning and moved to the General Bylaw, but this may require action at a subsequent Town Meeting.

*Motion by Mr. Fitzgerald that the Board adopt the findings of fact outlined in the Staff memorandum dated February 4, 2020 and forward a POSITIVE recommendation to Town Meeting for the proposal, subject to the recommended amendments. Duly seconded and unanimously voted.*

**Davis Drive** – 2-Lot Residential Subdivision

**Public Informational**

Approval Not Required (ANR) Plan

Summer Street

Assessor's Map 3B, Block 10, Lot 4

Project Manager Nicholas Leing, Grady Consulting, advised that the purpose of the ANR was to create separate lots for the Scituate portions of the property. They have received endorsement from the Scituate Planning Board, and provided a copy of the signed Mylar and SPB's decision for the file.

Mr. Kirkland 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.

*Motion by Mr. Sullivan to adopt the findings of fact outlined in the Staff memorandum dated February 7, 2020 and ENDORSE the ANR for 302 Summer St subject to the recommended conditions. Duly seconded and unanimously voted.*

After the vote, Mr. Leing advised that Chair Sullivan's recommendation at the previous hearing regarding avoidance of a reserve strip was found not to be feasible due to a zoning issue. The

forthcoming filing will show the two lots as originally proposed; they will then request relief from ZBA for the misshapen lot.

### **MISCELLANEOUS**

Mr. Kirkland advised that no Site Plan Review would be required for the "Cheever Tavern" proposed at the former location of McGreal's Tavern. He reviewed the proposal with Inspector of Buildings and concurred that while it met the "letter of review," it did not meet the "spirit of review" and drafted a letter to Inspector of Buildings indicating these findings.

### **COMMITTEE LIAISON REPORTS**

#### **Community Preservation Committee**

All parties discussed possible attendance at the CPC meeting the next day, as Chair Sullivan will be unable to attend.

### **NEXT MEETING**

March 11, 2020 – Town Hall, Room 112, 7:00 P.M.

### **ADJOURNMENT**

*There being no further business, motion was made by Mr. Greenberg to adjourn at 7:48 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 11, 2020.



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Scott Fitzgerald, Clerk

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