



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH  
Planning Department  
Norwell Town Offices, Room 112  
345 Main Street  
Norwell, Massachusetts 02061  
Phone: (781) 659-8021  
Fax: (781) 659-7795  
[www.townofnorwell.net](http://www.townofnorwell.net)

RECEIVED

2020 JUL 29 PM 1:54

TOWN OF NORWELL  
TOWN CLERK

## Norwell Planning Board Meeting Minutes 6/16/2020

The meeting was called to order at 7:00 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. Unable to attend was Brian Greenberg. Mr. Fitzgerald left at 8:04 P.M., prior to the vote on the Pedestrian Improvement Fund transfer request. The meeting was held remotely, as allowed under the Executive Order dated March 12, 2020 suspending certain provisions of the Open Meeting Law, Gen. L. c. 30A §20 et seq. and 940 CMR 29.01 et seq.

### CALL TO ORDER / AGENDA

*Motion by Mr. Washburn to accept the Agenda as posted. Duly seconded and unanimously voted by roll call.*

Brian Greenberg:	Absent
Jamie Crystal-Lowry:	Aye
Bradford Washburn:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Aye

### APPROVAL OF MINUTES

The minutes of the March 11 and April 29 Planning Board Meetings were distributed and reviewed.

*Motion by Mr. Sullivan to approve the Minutes of the March 11, 2020 meeting as submitted. Duly seconded and unanimously voted by roll call.*

Brian Greenberg:	Absent
Jamie Crystal-Lowry:	Aye
Bradford Washburn:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Aye

*Motion by Mr. Sullivan to approve the Minutes of the April 29, 2020 meeting as submitted. Duly seconded and unanimously voted by roll call.*

Brian Greenberg:	Absent
------------------	--------

TOWN OF NORWELL  
TOWN CLERK

2020 JUL 29 PM 1:54

RECEIVED

Town Clerk Date Stamp

Jamie Crystal-Lowry:	Aye
Bradford Washburn:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Aye

#### **Authorization for Town Planner to Sign Minutes**

Mr. Kirkland requested authorization to sign meeting Minutes, after they have been approved by the Board, for the duration of the State of Emergency. This will save the Board Clerk or Alternate from having to come to the Planning Dept. Office to sign the Minutes.

*Motion by Mr. Sullivan to authorize the Town Planner to sign Minutes during the Public Health Emergency. Duly seconded and unanimously voted by roll call.*

Brian Greenberg:	Absent
Jamie Crystal-Lowry:	Aye
Bradford Washburn:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Aye

#### **BILLS**

None

#### **CITIZEN COMMENTARY**

None

#### **ZONING BYLAW AMENDMENTS**

**MS4 Stormwater Bylaw Transfer to General Bylaw – Proposed Zoning Bylaw Amendment**  
***Continued Public Hearing (Originally scheduled for March 25, 2020)***

**Zoning Bylaw**

*Proposal to amend Norwell Town Code, Chapter 201 – Zoning, Article 16 – Stormwater Management, by deleting Article 16 in its entirety to transfer the language to the General Bylaw under a new Chapter 65 with the same title.*

Chair Sullivan read the Notice of Public Meeting.

*Motion by Mr. Sullivan to open the public hearing. Duly seconded and unanimously voted by roll call.*

Brian Greenberg:	Absent
Jamie Crystal-Lowry:	Aye

Town Clerk Date Stamp

RECEIVED

2020 JUL 29 PM 1:54

TOWN OF NORWELL  
TOWN CLERK

Bradford Washburn: Aye  
Brendan Sullivan: Aye  
Scott Fitzgerald: Aye

Mr. Kirkland advised that this Article, at the recommendation of Town Counsel, proposed to strike the Town's Stormwater Bylaw from the Zoning Bylaw and transfer in its entirety to the General Bylaw. No public comments were received at the Hearing.

*Motion by Mr. Sullivan to recommend the amendment to the Town Code, Chapter 201 – Zoning, Article 16 – Stormwater Management, by deleting Article 16 in its entirety and transferring the language to the General Bylaw under a new Chapter 65 with the same title. Duly seconded and unanimously voted by roll call.*

Brian Greenberg: Absent  
Jamie Crystal-Lowry: Aye  
Bradford Washburn: Aye  
Brendan Sullivan: Aye  
Scott Fitzgerald: Aye

*Motion by Mr. Sullivan to close the public hearing. Duly seconded and unanimously voted by roll call.*

Brian Greenberg: Absent  
Jamie Crystal-Lowry: Aye  
Bradford Washburn: Aye  
Brendan Sullivan: Aye  
Scott Fitzgerald: Aye

#### **SUBDIVISIONS AND LAND DEVELOPMENTS**

**Nash Pasture f/k/a Davis Drive – 2-Lot Residential Subdivision**

***Continued Public Hearing (Originally scheduled for April 22, 2020)***

**Definitive Subdivision Plan**

**Summer Street**

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

Chair Sullivan read the Notice of Public Hearing.

*Motion by Mr. Washburn to open the public hearing. Duly seconded and unanimously voted by roll call.*

TOWN OF NORWELL  
TOWN CLERK

2020 JUL 29 PM 1:54

RECEIVED

Town Clerk Date Stamp

Brian Greenberg:	Absent
Jamie Crystal-Lowry:	Aye
Bradford Washburn:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Aye

Nicholas Leing and Richard Grady present for Grady Consulting. Mr. Grady noted that they had received Planning Board Engineer Chessia's initial comments regarding the Preliminary Plan they presented to the Board in January, and had revised the Plan accordingly.

Applicant is proposing to subdivide an existing 4.07 acre lot at 302 Summer Street into two (2) buildable lots, one (1) of which contains an existing single-family home, to be serviced by a paper street that would remain a private way. The initial submissions included a maximum Build-out Plan showing a four (4) lots, but Applicants do not wish to pursue that layout at this time due to abutter concerns and wetland areas. A portion of the property over the Town line in Scituate has been divided into two (2) separate parcels, through ANRs approved by the Planning Boards in both Towns, which Applicant expects to rejoin to the two (2) lots in the future. Percolation testing has been witnessed by the Board of Health. The wetland delineation has been accepted by the Conservation Commission; no work is proposed in any buffer zone, so no further filing with Conservation is necessary.

Applicants have prepared a Plan to show what a fully developed roadway would look like, but are requesting waivers as to construction of a full roadway and drainage infrastructure, and as to a traffic impact analysis; per previous discussions with the Board, they are proposing individual driveways to each of the residences. Drainage would be assisted by rain gardens, a sediment forebay, and a Cape Cod berm. They will be requesting Zoning relief as to setback requirements for the existing garage at 302 Summer, as well as to the shape of Builder's Lot 2. As an alternative to the lot size waiver, Mr. Kirkland has suggested that Applicants create a separate, unbuildable parcel C, which would make Builder's Lot 2 conforming. Mr. Sullivan asked Mr. Grady if he had considered asking the Board of Appeals (ZBA) for a lot width waiver, which would also address the issue; he had not out of concern that ZBA may consider the issue a self-imposed hardship.

Mr. Chessia noted that he had not yet looked at the most recent Plan set or Grady's response to his initial comments, as he wanted to hear Board feedback first. He felt the request for waiver of traffic impact analysis was reasonable, as the impact of one (1) additional house would be minimal. However, he questioned the placement of two (2) driveways/curb cuts so close together, and recommended that all parties consider a single shared driveway, which would also reduce the number of waivers required. With respect to the roadway design waivers, he suggested that the Board seek Fire Department input, as they may want a "hammerhead" turnaround with a narrower road.

Town Clerk Date Stamp

RECEIVED

2020 JUL 29 PM 1:54

TOWN OF NORWELL  
TOWN CLERK

In response to a query from Chair Sullivan, Mr. Grady indicated that his clients preferred two (2) driveways at the time, as they believe it would lead to better property values and avoid shared driveway issues. However, Mr. Kirkland felt a single common driveway would be feasible provided the legalities were worked out as to maintenance and snow removal.

Mr. Chessia also noted that although sidewalks and streetlights were likely excessive for a subdivision this small, plantings may still make sense, and suggested that the Board create a new road category specifically for small subdivisions if similar projects were forthcoming. It may make sense for Applicant to refine their waiver list prior to any redesign. Mr. Grady noted that the majority of their requests had to do with road and drainage features which were not suitable for a small subdivision.

No comments were received from the public at the hearing. Chair Sullivan requested that Applicant update their waiver request letter with additional narrative as to the specific drainage waivers requested, and the public benefit of granting such waivers.

*Motion by Mr. Sullivan to continue the public hearing to July 22 at 7 PM. Duly seconded and unanimously voted by roll call.*

Brian Greenberg:	Absent
Jamie Crystal-Lowry:	Aye
Bradford Washburn:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Aye

### **MISCELLANEOUS**

#### **Public Hearings & Public Informational Meetings during the State of Emergency**

The Board discussed a proposed public hearing policy for the PB, based on a similar policy set forth by the Board of Selectmen for nonelected Town bodies. Under the policy, all filings would require at least two (2) meetings, and/or hearings, if required, to be held before an approval vote could be taken to allow sufficient time for public comment. Applicants will further be advised that the appeals period for any approved project would be tolled until the end of the State of Emergency.

*Motion by Mr. Sullivan to adopt the public hearing policy drafted by the Town Planner on May 22, 2020, as proposed. Duly seconded and unanimously voted by roll call.*

Brian Greenberg:	Absent
Jamie Crystal-Lowry:	Aye
Bradford Washburn:	Aye

2020 JUL 29 PM 1:54

RECEIVED

Town Clerk Date Stamp

Brendan Sullivan: Aye  
Scott Fitzgerald: Aye

**Pathway Committee – Reappointment of Alternate Members**

The Board voted to reappoint alternate members Heather Hanley and Pamela Brake to the Pathway Committee. Mr. Kirkland noted that both members wished to continue on in this role and no other residents had applied to become an alternate.

*Motion by Mr. Sullivan to reappoint alternates Heather Hanley and Pamela Brake to the Pathways Commission. Duly seconded and unanimously voted by roll call.*

Brian Greenberg: Absent  
Jamie Crystal-Lowry: Aye  
Bradford Washburn: Aye  
Brendan Sullivan: Aye  
Scott Fitzgerald: Aye

**Complete Streets Committee – Request for Funds Transfer under Pedestrian Travel Improvement Fund**

The Board discussed a \$20,000 transfer request from the Pedestrian Travel Improvement Fund submitted by the Complete Streets Committee. These funds would be used for design of the Main Street sidewalk from Lincoln Street to Norwell Center, thus making it “shovel ready” and eligible for any stimulus funds that may become available.

*Motion by Mr. Sullivan to approve of \$20,000 from the Pedestrian Travel Improvement Fund to the Complete Streets Committee for design of the Main Street sidewalk from Lincoln Street to Norwell Center. Duly seconded and unanimously voted by roll call.*

Brian Greenberg: Absent  
Jamie Crystal-Lowry: Aye  
Bradford Washburn: Aye  
Brendan Sullivan: Aye  
Scott Fitzgerald: Left Meeting prior to Discussion

**TOWN PLANNER’S REPORT**

Mr. Kirkland has prepared a grant application for the Complete Streets Committee, which will be discussed on Friday. He has also received an assent agreement from National Grid with respect to the Wompatuck State Park connector trail crossing its right of way. The project has received Conservation Commission approval, and Pathways is getting ready to post bids for construction.

Town Clerk Date Stamp

RECEIVED

2020 JUL 29 PM 1:54

TOWN OF NORWELL  
TOWN CLERK

**NEXT MEETING**

July 22 – Remote via Zoom, 7 P.M.

**ADJOURNMENT**

*There being no further business, motion was made by Mr. Sullivan to adjourn at 8:10 P.M. Duly seconded and unanimously voted.*

Brian Greenberg:	Absent
Jamie Crystal-Lowry:	Aye
Bradford Washburn:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Left Meeting prior to Discussion

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on July 28, 2020.



Kenneth Kirkland, Town Planner

*Pursuant to Board vote on June 16, 2020, for duration of State of Emergency*

Copy filed with:      Office of Town Clerk  
                                         File

*Post to Planning Board Webpage*