

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

RECEIVED

2020 AUG 27 AM 9:59

**TOWN OF NORWELL
TOWN CLERK**

**Norwell Planning Board Meeting Minutes
7/15/2020**

The meeting was called to order at 7:05 P.M. with Chair Brendan Sullivan presiding. Also present were Town Planner Kenneth Kirkland, Vice-Chair Jamie Crystal-Lowry, and Board Member Brian Greenberg. Unable to attend were Scott Fitzgerald and Brad Washburn. 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. Greenberg to approve the agenda as submitted. Duly seconded and unanimously voted by roll call.

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

APPROVAL OF MINUTES

None

BILLS

None

APPOINTMENTS

Hunton Andrews Kurth / Marinelli Law Offices

Public Informational

Request for Support for Floor Amendment at Town Meeting

Attorney Frank Marinelli, representing the Owner of 98 Accord Park Drive, discussed with the Board a request to amend Article 9 to move 98 Accord Park Drive from the Pond Street Sub-District, which does not allow car dealerships, to the Accord Park Loop Sub-District, which does. Attorney Marinelli noted that the building at 98 Accord Park Drive has no actual frontage on Pond Street and has been a car dealership on and off for decades, most recently South Shore BMW. They are currently in negotiation with a high-end car manufacturer, and the amendment would help the property to continue to be a contributor to the commercial tax base.

TOWN OF NORWELL
TOWN CLERK

2020 AUG 27 AM 9:59

RECEIVED

Town Clerk Date Stamp

Attorney Steve Guard, representing Coastal Nissan at 109 Accord Park Drive, asked that 109 be included in the floor amendment so it also was moved to the Accord Park Loop Sub-District. Coastal is an existing, functioning dealership; the Owner had concerns about financing and marketability if this function became a pre-existing nonconforming use, and it could be beneficial to the Town to have two (2) car dealerships located in such close proximity.

Mr. Greenberg asked Attorney Marinelli what was currently at 98 Accord Park Drive; he was unsure, but there was recently a month to month lease with Audi for car storage. Chair Sullivan asked why they had not raised this issue earlier given the public outreach sessions that were held. Attorney Marinelli noted that MAPC had recommended car dealerships as a permitted use as part of the original table of uses but the table had been amended, unbeknownst to them, before the proposal went to the Warrant.

Selectman Bruce Graham noted that he had worked on the plan, and the understanding was that there would be changes to the MAPC draft proposal, but he had no issue with either of the proposed amendments. Selectman Ellen Allen also supported the changes but suggested that 101 Accord Park Drive, an office building located in between the two (2) properties, be included in the changes so the Sub-Districts would remain contiguous. Members Greenberg and Crystal-Lowry agreed that this additional change would make sense.

Chair Sullivan asked for comments from public; none were offered. After a brief discussion, it was decided to vote on the amendment now so the Sub-District presentation map could be updated in time for Town Meeting.

Motion by Mr. Greenberg that the Board endorse the proposed amendments to move 98, 101, and 109 Accord Park Drive from the Pond Street Sub-District into the Accord Park Loop Sub-District, with the applicable changes in the District descriptions. Duly seconded and unanimously voted by roll call.

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

Mr. Kirkland will update the District description language and Sub-District maps. Selectman Graham or Allen will propose the floor amendment at Town Meeting.

SUBDIVISIONS AND LAND DEVELOPMENTS

98 Accord Park Drive – 1-Lot Commercial Perimeter Plan

Public Informational

Approval Not Required (ANR) Plan

98 Accord Park Drive

Assessors Map 11A Block 17 Lot 68

2020 AUG 27 AM 9:59

RECEIVED

Town Planner Kirkland advised the Board that Perimeter Plans confirmed existing property lines, with no new divisions of land, and were used to establish zoning protections. This 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 endorsement 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 accept and endorse the ANR for 98 Accord Park Drive subject to any recommended conditions. Duly seconded and unanimously voted by roll call.

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

TOWN PLANNER'S REPORT

Mr. Kirkland will be presenting an amended budget for the Planning Department, reflecting requested reductions due to COVID-19, at the July 22 meeting.

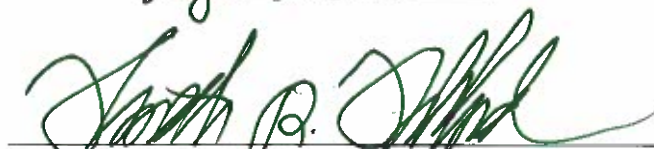
NEXT MEETING

July 22, 2020 – Remote via Zoom, 7 P.M.

ADJOURNMENT

There being no further business, motion was made by Ms. Crystal-Lowry to adjourn at 7:47 P.M. Duly seconded and unanimously voted by roll call.

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on August 26, 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