



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department

Norwell Town Offices, Room 112

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**Norwell Planning Board Meeting Minutes
9/16/2020**

The meeting was called to order at 7:00 P.M. with Chair Brendan Sullivan presiding. Also present were Town Planner Kenneth Kirkland and Board Members Brian Greenberg and Michael Tobin. Unable to attend was Vice-Chair Jamie Crystal-Lowry and Scott Fitzgerald. The meeting was held in the Town Hall and 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 open the meeting and accept the Agenda as posted. Duly seconded and unanimously voted by roll call.

Brian Greenberg:	Aye
Jamie Crystal-Lowry:	Absent
Michael Tobin:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Absent

APPROVAL OF MINUTES

The minutes of the July 28 and August 26, 2020 meetings were distributed and reviewed. Review of the July 22 minutes was tabled due to a lack of quorum of the people attending that meeting.

Motion by Mr. Tobin to approve the Minutes of the July 28, 2020 meeting as submitted. Duly seconded and unanimously voted by roll call.

Brian Greenberg:	Aye
Jamie Crystal-Lowry:	Absent
Michael Tobin:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Absent

Motion by Mr. Tobin to approve the Minutes of the August 26, 2020 meeting as submitted. Duly seconded and unanimously voted by roll call.

Brian Greenberg:	Aye
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Jamie Crystal-Lowry: Absent
Michael Tobin: Aye
Brendan Sullivan: Aye
Scott Fitzgerald: Absent

BILLS

Vendor	Invoice	Description	Voucher
Chris Sullivan	2020011NPB	Meeting Minutes (8/26)	\$150.00
Scituate Concrete Corp.	113070	Pathway Phase III	\$4,695.83
Mass Pavement Reclamation	2020-146	Pathway Phase III	\$2,517.82
Norwell PD	Police Details	Pathway Phase III	\$792.96
Norwell PD	Police Details	Pathway Phase III	\$4,039.14
A-1 Concrete Cutting	081920-5	Pathway Phase III	\$2,000.00
T.L. Edwards	86271	Pathway Phase III	\$487.20
T.L. Edwards	86272	Pathway Phase III	\$2,444.16
EJ USA, Inc.	100200066663	Pathway Phase III	\$1,972.12
Core & Main LP	M738545	Pathway Phase III	\$9,230.40
Mass Pavement Reclamation	2020-196	Pathway Phase III	\$20,333.10
Mass Pavement Reclamation	2020-197	Pathway Phase III	\$24,039.90
Mass Pavement Reclamation	2020-204	Pathway Phase III	\$9,920.78
ATS Equipment, Inc.	812093-0001	Pathway Phase III	\$1,550.00
ATS Equipment, Inc.	811538-0002	Pathway Phase III	\$675.00

Town Planner Kirkland indicated that the following invoices had been electronically approved by Chair Sullivan and forwarded for processing in accordance with Accounting Department procedures during the State of Emergency; any Bills so processed must be memorialized in the minutes of the next meeting.

Motion by Mr. Tobin to approve the invoices as submitted. Duly seconded and unanimously voted by roll call.

CITIZEN COMMENTARY

None.

SUBDIVISIONS AND LAND DEVELOPMENTS

Hitching Post Lane – 5-Lot OSRD Residential Subdivision – Meeting Room 2

Public Hearing

OSRD Definitive Plan

Circuit Street

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

Mr. Sullivan read the Notice of Public Hearing.

Gary James present for Applicant / Owner Mark Raimondi. Mr. James indicated that no changes had been made to the previously reviewed plan in terms of lot sizes or configurations, but they had made some changes to the intersection with Circuit Street. They have also made several improvements to the drainage infrastructure, including replacement of a cross-culvert and broken hydrant, in advance of the Town's repaving of Circuit Street in October. The Conservation Commission had also requested that the replication area be shifted to allow them to maintain equivalence with peak discharge rates.

Mr. James indicated they would be requesting waivers with respect to street width, (20-feet instead of 24-feet) and length, the requirement of a sidewalk on both sides of the street, traffic analysis, topographic survey of the entire parcel, and regulations requiring that applicant control all runoff of a 100-year event during construction. Applicant also asked to be able to submit HOA documentation later in the process, prior to the release of the lots.

Chair Sullivan had no issue with the waiver as to traffic analysis, but indicated that he would like the Board to be able to review the HOA documents up front; Mr. James indicated that he would provide draft documents to review. Mr. James also affirmed to Mr. Sullivan that he was aware of the topography of the site as a whole and how it would affect drainage, and had no concerns.

With respect to the 100-year runoff waiver, consulting engineer Chessia advised that the purpose of the regulation was to avoid issues when sites are bare land, and he was unaware of the Board's ever having granted such a waiver. Mr. James indicated that they wanted to avoid having to provide a temporary construction basin that could hold all the runoff from a 100-year storm. Mr. Chessia clarified the basin would only need to be large enough to allow stormwater to discharge at a manageable rate.

Applicant assented to continuation to allow for completion of Mr. Chessia's comment letter and responses. Town Planner Kirkland noted for the record that the plans were made available for residents to review for the length of this discussion in Town Hall Meeting Room 2, (Gym).

Motion by Mr. Tobin to continue the public hearing to October 28, 2020 at 7 PM. Duly seconded and unanimously voted by roll call.

Brian Greenberg:	Aye
Jamie Crystal-Lowry:	Absent
Michael Tobin:	Aye

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Brendan Sullivan: Aye
Scott Fitzgerald: Absent

**Nash Pasture f/k/a Davis Drive – 2-Lot Residential Division of Land
Public Informational**

Approval Not Required (ANR) Plan
Summer Street
Assessors Map 3B, Block 10, Lot 4

Richard Grady, P.E., of Grady Consulting, LLC present for Applicant / Owner. As per discussion at the previous meeting, the subject ANR splits the property at 302 Summer Street into Lot 1B, a fully compliant house lot, and Lot 1A, designated on the plan as “not buildable without zoning relief.” They intend to seek zoning relief to allow Lot 1A to be built, and requested that the PB send a letter to the ZBA in support of such relief. A poll taken at the previous PB meeting was unanimous in favor of sending the letter.

Town Planner 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 regarding ANR Plan submissions. He recommended endorsement, subject to the condition that proof of filing with the Registry of Deeds be submitted to the Planning Department.

*Motion by Mr. Tobin to adopt the findings of fact outlined in Town Planner’s staff memorandum and **ENDORSE** the ANR Plan subject to the recommended conditions. Duly seconded and unanimously voted by roll call.*

Brian Greenberg: Aye
Jamie Crystal-Lowry: Absent
Michael Tobin: Aye
Brendan Sullivan: Aye
Scott Fitzgerald: Absent

TOWN PLANNER’S REPORT

Bay Path Square

The Owner of the commercial property at 119 Washington Street, (Bay Path Square) wants to modify the previously-approved 3,500 square foot expansion to include a drive-thru window, and would like to know whether the Board would require a full traffic analysis or would accept a shorter review, given there is no commercial expansion involved. Town Planner Kirkland noted that the previously-approved site plan already shows a circular perimeter road, and recommended

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that the Board require a red-line submission highlighting proposed changes. Chair Sullivan also asked for commentary from a traffic engineer regarding additional traffic and flow around the building.

Schooner Estates

Consulting Engineer John Chessia has been monitoring the ongoing work, and recommended that applicants get a 30-day extension on pavement deadline, to December 19, as removal of a National Grid pole may cause some delay. The Board had no issue with an extension as long as the paving is not done over frozen ground.

Motion by Mr. Tobin to extend the paving deadline for Schooner Estates to December 19, 2020. Duly seconded and unanimously voted by roll call.

Brian Greenberg:	Aye
Jamie Crystal-Lowry:	Absent
Michael Tobin:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Absent

NEXT MEETING

October 14, 2020 – 7 P.M., via Zoom

ADJOURNMENT

There being no further business, motion was made by Mr. Tobin to adjourn at 7:50 P.M. Duly seconded and unanimously voted by roll call.

Brian Greenberg:	Aye
Jamie Crystal-Lowry:	Absent
Michael Tobin:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Absent

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I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on November 19, 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

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