



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department
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Norwell Planning Board Meeting Minutes 7/22/2020

The meeting was called to order at 7:10 P.M. with Chair Brendan Sullivan presiding. Also present were Town Planner Kenneth Kirkland, Vice-Chair Jamie Crystal-Lowry, and Board Member Michael Tobin. Unable to attend were Brian Greenberg and Scott Fitzgerald. 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 Ms. Crystal-Lowry to approve the Agenda as submitted. Duly seconded and unanimously voted by roll call.

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

BILLS

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.

Chris Sullivan	202006NPB	Meeting Minutes (4/29)	\$150.00
	202007NPB	Meeting Minutes (6/16)	\$150.00
	202008NPB	Meeting Minutes (7/15)	\$150.00
Mass Pavement	2020-057	Pathway Phase III	\$4,478.80
	2020-061	Pathway Phase III	\$6,645.50
Chessia Consulting Services	2374	Lot 89, Cordwainer Dr.	\$1,187.50
	2373	Lot 89, Cordwainer Dr.	\$145.00
	2387	Lot 89, Cordwainer Dr.	\$1,312.50
	2409	Lot 89, Cordwainer Dr.	\$1,125.00
	2376	OOB Estates	\$250.00
	2370	Nash Pasture	\$750.00

	2414	Nash Pasture	\$332.50
Gatehouse Media MA	CN13884619	Legal Ad (Accord Park 2)	\$660.56
	CN13884618	Legal Ad (Marijuana)	\$610.30
WoltersKluwer	4804868914	Legal Supplement #2	\$353.73

CITIZEN COMMENTARY

None.

SUBDIVISIONS AND LAND DEVELOPMENTS

20 George Road – 2-Lot Residential Division of Land

Public Informational

Approval Not Required (ANR) Plan

20 George Road

Assessor's Map 23B, Block 65, Lots 1, 8, 10, & 12

Austin Chartier, McKenzie Engineering, present for Applicant, who is proposing to convey 0.97 acres of an existing house lot at 20 George Road, denoted as Parcel A, to 28 George Road and then create two (2) buildable one-acre lots from the remaining lot. An Order of Resource Area Delineation, (ORAD) for the land was issued by the Conservation Commission in March.

Chair Sullivan noted that it appeared that a horse barn on 28 George Road appeared to infringe on the required side yard setback; if so, property Owners will have to obtain a variance from the ZBA. The ANR will be voted on at the next PB meeting to allow time for public comment. Town Planner Kirkland suggested that Applicant add lot shape detail and additional perimeter calculations to the plan of record.

Lot 84, Winter Street – 2-Lot Residential Division of Land

Public Informational

Approval Not Required (ANR) Plan

Lot 84, Winter Street

Assessor's Map 10C, Block 50, Lot 84

Mr. Kirkland advised that the subject plan of land proposed to transfer 0.25 acres, denoted as Parcel A, from Block 50, Lot 84 on Winter Street to Block 50, Lot 49 on Cross Street; the Winter Street lot, which is unbuildable, would retain its existing frontage.

The matter will be voted on at the next PB meeting to allow time for public comment and for Owner Nagle to resolve a back tax matter with Town Treasurer-Collector.

Proposed Memory Care Facility – Commercial Development Project

Public Informational

Site Plan Review

Lot 89, Cordwainer Drive

Assessors Map 11D, Block 17, Lot 89

The matter was continued without discussion due to lack of quorum. Mr. Tobin will review the minutes of the initial discussion on March 11, and complete a Mullin affidavit to qualify himself to vote.

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Motion by Mr. Sullivan to continue the discussion to July 28 at 7:00 PM. Duly seconded and unanimously voted by roll call.

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

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Nash Pasture f/k/a Davis Drive – 2-Lot Residential Subdivision
Continued Public Hearing
Definitive Subdivision Plan
Summer Street
Assessors Map 3B, Block 10, Lot 4

The public hearing was continued without discussion due to lack of quorum. Mr. Tobin will review the Zoom video and minutes of the initial hearing on June 16, and complete a Mullin affidavit to qualify himself to vote.

Motion by Mr. Sullivan to continue the public hearing to July 28 at 7:10 PM. Duly seconded and unanimously voted by roll call.

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

MISCELLANEOUS

FY2021 Budget Discussion – COVID-19 Requested Reductions

Mr. Kirkland advised he had been instructed by Town Administrator Peter Morin to reduce the FY 2021 budget for the Planning Department by \$3,500; this was achieved through reductions to the Tuition, Engineering Services, Office Supplies, Travel, and Meetings & Dues line items.

NEXT MEETING

July 28, 2020 – Remote via Zoom, 7 P.M.

ADJOURNMENT

There being no further business, motion was made by Ms. Crystal-Lowry to adjourn at 7:53 P.M. Duly seconded and unanimously voted by roll call.

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

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on December 16, 2020.



Kenneth Kirkland, Town Planner

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

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 File

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