

Office of Planning Board

**TOWN OF NORWELL – COUNTY OF PLYMOUTH**

Planning Department

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TOWN OF NORWELL  
TOWN CLERK

2021 FEB 25 AM 8:49

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**Norwell Planning Board Meeting Minutes**

**12/16/2020**

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 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 open the meeting. Duly seconded and unanimously voted 3-0-2 by roll call.*

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

*Motion by Ms. Crystal-Lowry to approve the agenda as submitted. Duly seconded and unanimously voted 3-0-2 by roll call.*

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

**APPROVAL OF MINUTES**

The minutes of the July 22 meeting were distributed and reviewed.

*Motion by Ms. Crystal-Lowry to approve the Minutes of the July 22, 2020 meeting as submitted. Duly seconded and unanimously voted 3-0-2 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.

Vendor	Invoice	Description
Christopher Sullivan	Meeting Minutes (10/28/20)	\$150.00
W.B. Mason	Office Supplies	\$10.07
Tasco	Pathway Phase III	\$83,860.58

*Motion by Ms. Crystal-Lowry to approve the invoices as submitted. Duly seconded and unanimously voted 3-0-2 by roll call.*

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

**SUBDIVISIONS AND LAND DEVELOPMENTS**

**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

*Motion by Ms. Crystal-Lowry to open the continued public hearing. Duly seconded and unanimously voted 3-0-2 by roll call.*

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

Mr. Kirkland indicated that ZBA had approved Applicant's variance request and was writing up their decision. Applicant requested a continuance to allow for receipt and recording of the variance letter, at which point they will likely withdraw their PB application.

*Motion by Ms. Crystal-Lowry to continue the public hearing to January 13, 2021 at 7 PM. Duly seconded and unanimously voted 3-0-2 by roll call.*

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

**Hitching Post Lane – 5-Lot OSRD Residential Subdivision**

***Continued Public Hearing***

OSRD Definitive Plan

Circuit Street

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

*Motion by Mr. Tobin to open the continued public hearing. Duly seconded and unanimously voted 3-0-2 by roll call.*

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

Mr. Kirkland advised that revised documents were received on Thursday, after the submission deadline for this meeting. Mr. James gave a brief overview of the revisions. All drainage improvements have been made, two (2) culverts were installed, and all test pits dug. They have elevated the basin by two (2) feet and made some slight changes in lot sizes/configuration to make the stormwater basin larger. Mr. Kirkland noted that the flexibility of the OSRD Bylaw allowed for these adjustments. Additionally, the HOA documents have been submitted for review. The matter was continued pending receipt of Planning Board Engineer Chessia's comments.

*Motion by Ms. Crystal-Lowry to continue the public hearing to January 13, 2021 at 7 PM. Duly seconded and unanimously voted 3-0-2 by roll call.*

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

**136 Longwater Drive – 3-Storey, 14,500 sq. ft. Commercial Addition**

***Public Informational***

**Site Plan Review**

**Assinippi Business Park – 136 Longwater Drive**

**Assessor's Map 17B, Block 18, Lot 28**

Don Bracken, Bracken Engineering, present for Applicant, who would like to convert a warehouse to office space, add a 14,000 sq ft, three-story office building to the east of the existing building, and expand the parking area. A loading dock on the side of the existing building will be removed.

There is a drainage easement that passes through the building site. They have consulted with Highway and will reroute this drain line into an existing ditch. All runoff from the new structures will be routed into a subsurface infiltration system. They will need a special permit from ZBA, as commercial office is not a by-right use in the business park, and have filed a Notice of Intent, (NOI) with the Conservation Commission.

Board of Health has determined that the subject lot is not nitrogen-sensitive, and the septic system will be relocated to a site along the roadway. Some test pits have been dug, but they have held off on others since Planning Board Engineer Chessia will need to witness the testing.

In response to a query from Chair Sullivan, the new lot will have the required number of spaces plus four (4) extra; they are keeping the three (3) existing curb cuts. The matter was continued to allow for receipt of Mr. Chessia's comments.

*Motion by Mr. Tobin to continue the matter to February 10, 2021 at 7 PM. Duly seconded and unanimously voted 3-0-2 by roll call.*

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

**MISCELLANEOUS**

**Possible Zoning Amendments**

Mr. Kirkland indicated that there could be a zoning bylaw amendment proposal to allow “flag lots” with reduced frontage to be approved through the special permit process provided they meet other dimensional requirements. Such an amendment could open a permitting avenue for projects on sites designed to be multi-lot subdivisions, but where an Applicant only seeks to build a singular house.

Chair Sullivan feels such an article is overdue, but would have to be written properly; all parties discussed options with respect to restrictions and conditioning.

Town Planner Kirkland also mentioned the need to redo the Floodplain Bylaw to account for FEMA revisions, as well as the elimination of the Stormwater & Erosion Control Bylaw from Zoning, which the Attorney General voided, citing early pandemic procedural errors.

#### **NEXT MEETING**

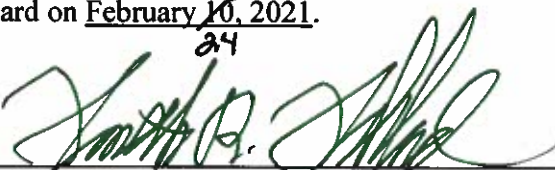
January 13, 2021 – Remote, via Zoom, 7 PM

#### **ADJOURNMENT**

*There being no further business, motion was made by Ms. Crystal-Lowry to adjourn at 7:45 P.M. Duly seconded and unanimously voted 3-0-2 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 February 10, 2021.

  
\_\_\_\_\_  
Kenneth R. 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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