

Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department

Norwell Town Offices, Room 112

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www.townofnorwell.netTOWN OF NORWELL
TOWN CLERK

2021 FEB 25 AM 8:48

RECEIVED

Norwell Planning Board Meeting Minutes 1/13/2021

The meeting was called to order at 7:10 PM with Chair Brendan Sullivan presiding. Also present were Town Planner Kenneth Kirkland and Board Members Brian Greenberg and Michael Tobin. Unable to attend were Vice-Chair Jamie Crystal-Lowry 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 Mr. Tobin to approve the Agenda as amended. Duly seconded and unanimously voted 3-0-2 by roll call.

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

APPROVAL OF MINUTES

Approval of the November 18 & December 16, 2020 Meeting Minutes were tabled to the next meeting.

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 | Voucher |
|-----------------------------|-------------|-------------------------|------------|
| Chris Sullivan | 202101NPB | Meeting Minutes (1/13) | \$150.00 |
| Chris Sullivan | 202014NPB | Meeting Minutes (12/16) | \$150.00 |
| W.B. Mason | 216466057 | Office Supplies | \$3.57 |
| Kenneth Kirkland | INV61848310 | Zoom Meeting Profile | \$42.80 |
| Norwell FD | 011321-2 | COVID Test | \$80.00 |
| Norwell FD | 012021-1 | COVID Test | \$160.00 |
| Chessia Consulting Services | 2531 | Cowings Cove | \$1,432.00 |

| | | | |
|-----------------------------|------|---------------------|------------|
| Chessia Consulting Services | 2547 | Hitching Post Lane | \$259.00 |
| Chessia Consulting Services | 2568 | Hitching Post Lane | \$2,062.50 |
| Chessia Consulting Services | 2549 | Norwell Estates | \$150.00 |
| Chessia Consulting Services | 2530 | Schooner Estates | \$734.00 |
| Chessia Consulting Services | 2556 | Schooner Estates | \$5,050.00 |
| Chessia Consulting Services | 2567 | 136 Longwater Drive | \$2,437.50 |

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 Chair Sullivan to open the continued public hearing. Duly seconded and unanimously voted 3-0-2 by roll call.

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

Town Planner Kirkland stated that he was awaiting on final confirmation from the Applicant their intent to withdraw their subdivision application, given the favorable variance decision from the Board of Appeals. He would seek confirmation in time for the next meeting.

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

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

Hitchin 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. Greenberg to open the continued public hearing. Duly seconded and unanimously voted 3-0-2 by roll call.

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

Gary James, P.E., of James Engineering, for the Applicant. Mr. James indicated that he had responded to the latest comments from Planning Board Engineer John Chessia, but a few questions remained to be settled. Firstly, there are wetlands on both sides of the entrance to the development, leading to an existing cart path; a crossing had been built that leads into the cart path. The Conservation Commission had asked that they not divert any existing watershed from one to the next, which in turn, makes it difficult to meet stormwater requirements. However, they are adding approximately 4,000 sq. ft. of additional wetlands replication, and a culvert was recently approved by the Highway Department.

Mr. James indicated he was requesting a traffic study waiver with respect to sight distance to the west, which is limited due to a curve in the road. Chair Sullivan had no issue with this waiver, but comment from a traffic engineer may be needed. Mr. Chessia indicated that a speed study, as opposed to a full traffic study, may be appropriate.

Town Planner Kirkland commented there was a need for an additional easement to allow the Hitching Post Lane HOA to do work on stormwater structures in the right-of-way, as well as a maintenance clause allowing the HOA to access and maintain such structures, per the Operations and Maintenance Plan, despite their being in public right-of-way. Mr. James asked whether the road, (Hitching Post Lane) would be private in perpetuity, given the development in question is an OSRD. Town Planner Kirkland stated this stipulation is unenforceable and additionally, unlikely, since residents often request that new roads become public after a few years.

With respect to the detention basin, Mr. James stated he is meeting the Standard 2 peak flow rates due to increased storage in the wetlands, but needs to make additional changes to comply with the infiltration standards. He is considering replicating a proprietary system used at Harvest Lane, but wants to ensure that doing so would resolve the issues raised by Mr. Chessia. Mr. Chessia wasn't sure the Harvest Lane system was required, as Mr. James could meet the infiltration standards by asking the Board for waivers it recently granted for Schooner Estates. Mr. James wanted to avoid

a situation where he violated a MassDEP standard in order to meet a local standard. The Board encouraged Mr. James to seek waivers in such situations.

Mr. James also commented on having to clear significant acreage for a temporary basin that would hold the stormwater from a 100-year storm event. Mr. Chessia clarified the temporary basin had to maintain *runoff rates* in a 100-year storm, not the *volume*, and thus the basin needn't be as large as represented; swales could be used upgradient to further reduce the size of the basin.

Town Planner Kirkland will work with Messrs. James and Chessia to resolve all outstanding issues.

Motion by Mr. Greenberg to continue the public hearing to February 24 at 7 PM. Duly seconded and unanimously voted 3-0-2 by roll call.

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

The Cordwainer Memory Care Facility – Commercial Development Project

Public Informational

Site Plan Modification

555 Cordwainer Drive

Assessor's Map 11D, Block 17, Lot 89

Sue Spratt, P.E., of McKenzie Engineering, present for Applicant to discuss changes that require deviation from the previously approved site plan. These include reconfiguring the front drop-off area to allow ambulances to pull up to the front entrance; this will eliminate three (3) parking spaces, leaving a total of forty-six (46).

They also wish to add a concrete pad and fencing for a generator in back of the building, and lower the height of the back wall and remove a portion to provide access for maintenance and Fire personnel through the side door; they will add an area drain for local drainage. They also wish to add an entrance sign, an 8' x 8' transformer pad, and relocate the dumpster to the right corner for easier truck access; it will be enclosed by a wooden slat fence.

Ms. Spratt also stated they would like to change to post-mounted lighting and change the location of some lighting. They are also making some minor grading changes and asking to reduce the

depth of the paving base layer to 2-inches (from 2.5-inches), but are keeping the total pavement depth at 3.5-inches.

In response to a query from Chair Sullivan, Town Planner Kirkland felt the modifications did not warrant further review from Planning Board Engineer Chessia as the changes were primarily additional details and responses to feedback from service providers.

Motion by Mr. Greenberg to approve the proposed site plan modifications for the Cordwainer Memory Care Facility, 555 Cordwainer Drive, and forward a positive recommendation to the ZBA. Duly seconded and unanimously voted 3-0-2 by roll call.

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

MISCELLANEOUS

FY 2022 Budget

Town Planner Kirkland advised he had received a memo from Town Administrator Peter Morin requesting that a “Level Services” budget be submitted for FY22. Town Planner Kirkland will e-mail the draft budget to Board members for their individual review and electronic approval in accordance with a recent FY22 Budget memo dated January 11, 2021.

Planning Board Report

The 2020 Planning Board report is ready for the Town Report.

2021 Town Meeting Articles

Resident Steve Bjorklund discussed with the Board the prospect of enacting a bylaw concerning the development of lots with 50-feet of frontage. A bylaw in Scituate allows such lots to be developed by special permit. Town Planner Kirkland indicated that a similar bylaw had been contemplated by former planner Chris DiOrio, but not enacted. Mr. Bjorklund would like to work with the Board or a task force to draft a bylaw suitable for Norwell.

Chair Sullivan indicated he would support such a bylaw if written well, but was not sure there was enough time to draft one in time for this year’s Town Meeting; Mr. Greenberg also expressed support. Mr. Bjorklund indicated that thoroughness was more important to him than speed. Mr. Kirkland will send examples of similar local bylaws and the earlier Norwell language draft so all parties can continue the discussion.

Selectman Bruce Graham has provided Town Planner Kirkland a proposal to revise the existing "Village Overlay District" that he would like to put forward as a Town Meeting Article. Mr. Kirkland will review the revisions and forward it for comment.

Additional zoning Articles at the upcoming Town Meeting include an Article to eliminate the Stormwater Bylaw from Zoning, as they have been transferred to the General Bylaw, and an Article concerning updates to the Floodplain Bylaw to reflect the latest FEMA flood maps.

Town Planner Kirkland noted these topics were informational only, and that these Articles would be formally submitted when the Warrant opens and would be discussed at a public hearing that would be opened at a later date, most likely in late February to account for notice in the newspaper.

TOWN PLANNER'S REPORT

Mr. Kirkland advised that the Open Space & Recreation Plan update had been completed, and the new Plan is being presented to the Board of Selectmen. He requested that the Board to review the Plan and, if they approved of the changes, draft a letter of support.

NEXT MEETING

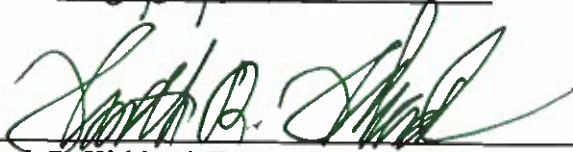
February 10, 2021 – Remote, via Zoom, 7PM

ADJOURNMENT

There being no further business, a motion was made by Mr. Greenberg to adjourn at 8:50 P.M. Duly seconded and unanimously voted 3-0-2 by roll call.

| | |
|----------------------|--------|
| Brian Greenberg: | Aye |
| Jamie Crystal-Lowry: | Absent |
| 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 2/24/2021.



 Kenneth R. Kirkland, Town Planner
Pursuant to Board vote on June 16, 2020, for duration of State of Emergency

Town Clerk Date Stamp

*Copy filed with: Office of Town Clerk
File*

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