

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

TOWN OF NORWELL
TOWN CLERK
2021 MAY 12 A 10:05
RECEIVED

**Norwell Planning Board Meeting Minutes
March 24, 2021**

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 were 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. Greenberg to open the meeting. 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

Motion by Mr. Tobin to approve the Agenda as submitted. 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

The Minutes of the February 24 and March 10 meetings, as well as the joint PB and Select Board meeting on March 10, were distributed and reviewed. Chair Sullivan made one (1) edit to the March 10 Minutes.

Motion by Mr. Greenberg to approve the Minutes of the February 24, 2021 meeting as submitted. Duly seconded and unanimously voted 3-0-2 by roll call.

Town Clerk Date Stamp

TOWN OF NORWELL
TOWN CLERK

2021 MAY 12 A 10:05

RECEIVED

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

Motion by Mr. Greenberg to approve the Minutes of the March 10, 2021 meeting 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

Motion by Mr. Greenberg to approve the Minutes of the March 10, 2021 joint meeting as submitted. 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

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.

<i>Vendor</i>	<i>Invoice</i>	<i>Description</i>	<i>Voucher</i>
Kenneth Kirkland	INV67557917	February Zoom Account	\$42.80
Christopher Sullivan	202103NPB	Meeting Minutes (3/10)	\$150.00
Christopher Sullivan	202104NPB	Meeting Minutes (3/24)	\$150.00

Motion by Mr. Greenberg to approve the invoices as submitted. Duly seconded and unanimously voted 3-0-2 by roll call.

Brian Greenberg: Aye

Town Clerk Date Stamp
TOWN OF NORWELL
TOWN CLERK
MAY 12 A 10:05
RECEIVED

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

ZONING BYLAW AMENDMENTS

Estate Lot Bylaw – Proposed Zoning Bylaw Amendment

Continued Public Hearing

Zoning Bylaw

Proposal to amend Norwell Town Code, Chapter 201 – Zoning, Article 9 – Intensity of Use, Section 3 – Lot Frontage & Width by adding a new subsection (D) to allow deed-restricted Estate Lots with 50-feet of frontage as a use by special permit from the Planning Board.

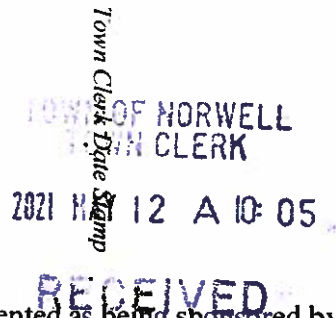
Motion by Mr. Greenberg to open the continued public hearing. Duly seconded and unanimously voted 3-0-2 by roll call.

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

Chair Sullivan suggested several edits to the draft Bylaw, including specifying the Bylaw would apply to a “public street or way” and that a common driveway shall, rather than may, be utilized for permitted developments. Additionally, he questioned whether there should be an affordable unit provision if a development permitted under the Bylaw was three (3) lots or greater.

Mr. Tobin asked what the reasoning was for the Bylaw. Chair Sullivan believed it was to establish a special permit process to develop lots with narrow street frontage but wider upland areas in back rather than requiring applicants to seek a variance from the ZBA. Mr. Greenberg asked how many lots in Town could qualify for permitting under the Bylaw. Mr. Kirkland knew of several currently but noted that additional qualifying lots could be created through the ANR process.

Mr. Greenburg did not like that the language had been copied almost verbatim from the Scituate Bylaw. Part of the reason he ran for Planning Board was to simplify the permit process, which this Bylaw could potentially do; at the same time, he did not want to add Regulations to the books. He did not want the Board to deal with multiple proposals requiring ZBA variances, but also was not sure the issue warranted the creation of an additional Bylaw.



Board members also questioned whether the Bylaw should be presented as being sponsored by the PB. Chair Sullivan indicated that he originally thought it was a Citizen's Petition, and he personally would not be presenting it to Town Meeting as he was not sure this was a change the Board should be driving.

Developer Mike McSharry commented the Bylaw could potentially reduce the Board's workload, as there may be more qualifying lots than the Board is aware of, as well as provide a way for residents to create and develop one or two house lots without having to go through the subdivision permitting process.

Brian and Nancy O'Donnell, 190 Cross Street, noted there were multiple qualifying lots near their property, and expressed concern that the Bylaw could change the character of the Town and adversely impact traffic conditions. ZBA member Ralph Rivkind, 3 Leonard Lane, speculated the proposal may have been the direct result of a recent denial by ZBA and recommended that the Board not endorse the Article and that the petitioner instead seek to change the Zoning Bylaw.

Stephen Bjorklund, 861 Main Street, indicated he did not bring forward the proposal as a result of any denial, but rather because ZBA had recently granted several variances allowing for the development of such lots, and he would like to eliminate the need for such variances going forward. The Article was originally conceived as a Citizen's Petition, but he wanted to gauge the PB's interest in sponsoring the Article to increase its chance of passage. Mr. Bjorklund added that the proposal would eliminate the requirement that subdivision roads be created for 1-2-unit developments and could potentially prevent larger subdivisions being built on such lots by providing a lower-cost development alternative.

Members Tobin and Greenburg indicated they would like to look at the proposal further, given the mixed public response, to see what the benefit was to the Town.

Motion by Mr. Sullivan to indefinitely postpone the Estate Lot Bylaw proposal. 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

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

TOWN OF HORWELL
TOWN CLERK

2021 MAY 12 A 10:05

Town Clerk Date Stamp

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

RECEIVED

After the vote, Mr. Bjorklund inquired about the possibility of a working group to refine the Bylaw. Chair Sullivan indicated that ultimately, he did not see the proposal being put forth by the PB. Mr. Bjorklund has no issue with making ZBA the permitting authority as mentioned by Mr. Rivkind and will work with any person or deliberative body that would like to be involved.

TOWN PLANNER'S REPORT

Town Meeting has been moved to Saturday, May 8 and will be outside.

Mr. Kirkland indicated that roadway acceptance articles for Cowings Cove and Holly Berry Trail would not go forward this year, as he did not receive the necessary paperwork in time. As-Built Plans and finalization of punch-list items is pending for Cowings Cove; amended HOA documentation addressing maintenance of the underground infiltration system is pending for Holly Berry.

NEXT MEETING

April 14, 2021 – 7 P.M., Remote 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 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 April 14, 2021.



Kenneth R. Kirkland, Town Planner

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

Original filed with: Office of Town Clerk

Copy filed with: File

Post to Planning Board Webpage

Town Clerk Date Stamp

TOWN OF NORWELL
TOWN CLERK

2021 MAY 12 A 10:05

RECEIVED