



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](http://www.townofnorwell.net)

TOWN OF NORWELL  
TOWN CLERK

2021 MAY 12 A 10:05

RECEIVED

**Norwell Planning Board Meeting Minutes  
March 10, 2021**

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 Members Scott Fitzgerald and Michael Tobin. Unable to attend was Brian Greenberg. 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 open the meeting. Duly seconded and unanimously voted 4-0-1 by roll call.*

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

**APPROVAL OF MINUTES**

Tabled until 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.

<i>Vendor</i>	<i>Invoice</i>	<i>Description</i>	<i>Voucher</i>
Kenneth Kirkland	INV73104067	March Zoom Account	\$42.80
Chessia Consulting Services	2600	144-148 Washington Street	\$2,025.00
Chessia Consulting Services	2606	136 Longwater Drive	\$215.00
Chessia Consulting Services	2607	Cowings Cove	\$325.00
Chessia Consulting Services	2615	Hitching Post Lane	\$2,080.00

TOWN OF NORWELL  
TOWN CLERK

2021 MAY 12 A 10:05

RECEIVED

Town Clerk Date Stamp

Chessia Consulting Services 2617

Schooner Estates

\$455.00

*Motion by Mr. Tobin to approve the invoices as submitted. Duly seconded and unanimously voted 4-0-1 by roll call.*

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

#### **ZONING BYLAW AMENDMENTS**

**Village Overlay District Revisions – Proposed Zoning Bylaw Amendment**

#### ***Continued Public Hearing***

**Zoning Bylaw**

*Proposal to amend Norwell Town Code, Chapter 201 – Zoning, Article 24 – Village Overlay District, by extending the Overlay District to include all of Residential District A; (2), reducing the minimum acreage for a development; and (3), incorporating affordable housing requirements and standards.*

*Motion by Mr. Tobin to open the continued public hearing. Duly seconded and unanimously voted 4-0-1 by roll call.*

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

Chair Sullivan noted that in a just-concluded joint meeting with the Board of Selectmen, the minimum required lot area had been reduced from 40 to 10 acres of upland, and a 1.2 unit per acre “density bonus” had been added. The Board of Selectmen had then voted 4-1-0 to endorse the Article with these changes, and forward them to the Planning Board.

Attorney Walter Sullivan supported the reduction in required lot area, but was not sure that the density bonus as written would be sufficient to entice a developer, and thus the Bylaw may not increase the number of affordable units in Town and may be underutilized, as he characterized the OSRD Bylaw was. Chair Sullivan pointed out that the creation of 55+ rentals or condominiums, as opposed to the creation of affordable housing, may be the more primary aim of the Bylaw, and the language could be adjusted in the future to increase usage.

TOWN OF NORWELL  
TOWN CLERK

2021 MAY 12 A 10: 05

Town Clerk Date Stamp

RECEIVED

Sally Turner, 50 Turners Way, commented that the proposed revisions seemed completely different from what was originally filed with Town Clerk, and in particular that reducing the minimum lot size from 40 to 10 acres resulted in a fundamentally different Bylaw that would affect how the Town would look in the future. Chair Sullivan pointed out that there were relatively few qualifying lots in Town even at the reduced 10 acre threshold, and felt the Bylaw would potentially fit in with the ongoing rewrite of the Master Plan. Mr. Kirkland added that the proposal was also guided by the recently revised, approved, and adopted Affordable Housing Production Plan, as the creation of a more diverse housing stock was a priority in Town.

*Motion by Ms. Crystal-Lowry to endorse the Village Overlay District article as revised. Duly seconded and unanimously voted 4-0-1 by roll call.*

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

*Motion by Ms. Crystal-Lowry to close the public hearing. Duly seconded and unanimously voted 4-0-1 by roll call.*

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

**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. Tobin to open the continued public hearing. Duly seconded and unanimously voted 4-0-1 by roll call.*

Brian Greenberg:	Absent
Jamie Crystal-Lowry:	Aye

Town Clerk Date Stamp  
TOWN OF NORWELL  
TOWN CLERK  
2021 MAY 12 A 10:05

RECEIVED

Michael Tobin: Aye  
Brendan Sullivan: Aye  
Scott Fitzgerald: Aye

Chair Sullivan has discussed the matter with Steve Bjorklund and thinks the Article should be tabled to next year, as the draft requires too many edits in a short timeframe. Mr. Bjorklund agrees that previous Planner Chris DiIorio's draft was more detailed than necessary, but thinks a similar Bylaw written for the Town of Scituate would work well in Norwell. He has edited the Scituate Bylaw for Norwell and asked the Board to review his draft with Town Planner Kirkland upon his receipt of the language.

Mr. Fitzgerald asked Mr. Kirkland if Mr. Bjorklund's draft could be revised by the deadline; Mr. Kirkland didn't think it would be a heavy task but would defer to the Board's judgment. Vice-Chair Crystal-Lowry would prefer not to rush the process and end up with a poorly-written Bylaw, and didn't want to assume that a Bylaw written for Scituate was proper for Norwell. Mr. Bjorklund stated the Bylaw text was just one page, and asked that the matter be continued to March 24 to allow the Board time to review.

Chair Sullivan had no issue with a continuation, but noted at this time that he would not be answering questions regarding the Article at Town Meeting, as his impression was that the Article was to be submitted as a Citizen's Petition. Vice Chair Crystal-Lowry concurred and did not want to push the Article forward prematurely.

*Motion by Ms. Crystal-Lowry to continue the public hearing to March 24 at 7 PM. Duly seconded and unanimously voted 4-0-1 by roll call.*

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

#### **TOWN PLANNER'S REPORT**

Discussions regarding roadway acceptance articles for Cowings Cove and Holly Berry Trail will be on a future agenda. Cowings needs a final site visit and paperwork; Holly Berry needs final paperwork.

#### **NEXT MEETING**

March 24, 2021 – 7:00 PM, Remote via Zoom

Town Clerk Date Stamp  
TOWN OF NORWELL  
TOWN CLERK  
2021 MAY 12 A 10: 05

**ADJOURNMENT**

RECEIVED

*There being no further business, motion was made by Vice-Chair Crystal-Lowry to adjourn at 7:58 PM. Duly seconded and unanimously voted 4-0-1 by roll call.*

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

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on March 24, 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

*Post to Planning Board Webpage*