

Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department

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TOWN OF NORWELL
TOWN CLERK

2021 JUL 16 AM 11:35

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Norwell Planning Board Meeting Minutes

April 28, 2021

The meeting was called to order at 7:07 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 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 Chair Sullivan 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. Greenberg to approve the Agenda as revised. 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

Tabled until the next meeting; Town Planner Kirkland will send out the March 10 and April 14 Minutes for the Board to review.

BILLS

Town Clerk Date Stamp

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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>
Christopher Sullivan	202106NPB	Meeting Minutes (4/28/21)	\$150.00
Chessia Consulting Services	2649	144-148 Washington Street	\$390.00
Chessia Consulting Services	2654	Schooner Estates	\$725.00
Chessia Consulting Services	2655	Norwell Estates	\$260.00
Chessia Consulting Services	2659	Hitching Post Lane	\$930.00
Kenneth Kirkland	INV79085441	2021 – 2022 Zoom Account	\$203.19
Kenneth Kirkland	Reimbursements	FY20 Zoom Invoices	\$288.79
PREP Hanover Real Estate	Review Fee Refund	Hanover Crossing	\$1,044.00
Genevieve & George Davis	Review Fee Refund	Nash Pasture	\$1,492.50
Anthemion Senior Lifestyles	Review Fee Refund	Lot 89, Cordwainer Drive	\$1,456.00

SUBDIVISIONS AND LAND DEVELOPMENTS

Hitching Post Lane – 5-Lot OSRD Residential Subdivision

Continued Public Hearing

OSRD Definitive Plan

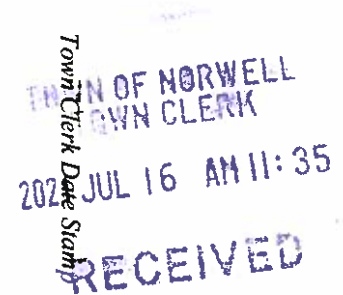
Circuit Street

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

Motion by Mr. 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

Waivers requested by Applicant include extent of site features, traffic analysis requirement, street intersection design, (reducing distance from another street on the same side from 350' to 327'), allowance of a Cape Cod berm instead of granite curbing along the cul-de-sac exterior, allowing excavation within 2' of groundwater for wetland replication area, allowing existing trees to be counted and maintained as street trees, reducing minimum pipe cover from 2.5' to 2.2' in certain areas, and basing total suspended solids, (TSS) on 1" of rainwater in accordance with MassDEP Stormwater Regulations instead of those set forth in the Subdivision Regulations. Town Planner



Kirkland indicated that in his judgment, these waivers could be granted without derogating the Subdivision Regulations. Planning Board Engineer John Chessia likewise had no issues and noted that the Subdivision Regulations with respect to TSS would ultimately need to be revised to be consistent with MassDEP Stormwater Regulations.

Motion by Mr. Tobin to approve all waivers as set forth in Section 9 the Staff Memorandum dated April 27, 2021. 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 noted that Sections XI and XII of the Staff Memorandum referenced a “Definitive Subdivision Plan” as opposed to “OSRD Definitive Plan”; Town Planner Kirkland will update the Staff Memorandum and Certificate of Action as necessary.

Motion by Mr. Tobin to approve the Hitching Post Lane 5-lot OSRD with conditions of approval as outlined in the Staff Memorandum dated April 27, 2021. 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 will draft and issue a decision letter to Applicant Mark Raimondi and Engineer Gary James, with cc to Planning Board Engineer Chessia.

Motion by Mr. Tobin to close the 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

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MISCELLANEOUS

Block 49, Lots 1, 3, 62, 65, Winter Street – MGL c.61A Land Removal

Public Informational

Cross / Winter Street

Assessors Map 9B & 9D, Block 49, Lots 1, 3, 62, 65

The subject property is being removed from Chapter 61A “agricultural use”. The Town has the right-of-first-refusal to purchase such land, notice has been sent to various Town entities so they can recommend whether the Town should exercise its right and pursue a purchase; if no such recommendation is made and acted on, a private sale will go forward.

Town Planner Kirkland noted for the record that the property being removed from agricultural use is not the visible cranberry bogs, but rather the former tree and blueberry farm, nursery, and abandoned upland bogs, which is the area approved for development as Old Oaken Bucket Estates.

Motion by Chair Sullivan to recommend that the Town not act to purchase the subject lots. 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

Proposed Name Change from Board of Selectmen to Select Board – Proposed Charter Change ***Public Informational***

Town Administrator Peter Morin asked Town Planner Kirkland if the Board wished to comment regarding a Town Meeting Article proposing a Charter amendment to change the title “Board of Selectmen” to the “Select Board.” Per consensus of those present, Town Planner Kirkland will draft a letter stating the Board has no comment on the Article.

TOWN PLANNER’S REPORT

The Agenda for May 12 is currently empty. There are two (2) Board-sponsored Articles at the May 8 Town Meeting concerning bylaw updates regarding Stormwater Bylaw and FEMA Floodplain Bylaw. The Board is listed as a co-sponsor of the Village Overlay District Article.

NEXT MEETING

May 26, 2021 – Remote via Zoom

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ADJOURNMENT

There being no further business, motion was made by Mr. Tobin to adjourn at 7:51 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 July 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*

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