



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)

RECEIVED  
TOWN OF NORWELL  
TOWN CLERK  
2021 SEP 23 AM 10:11

**Norwell Planning Board Meeting Minutes  
July 14, 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 Tripp Woodland, Brian Greenberg and Michael Tobin. Unable to attend was Scott Fitzgerald; Mr. Greenberg arrived at 7:05 P.M. 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 by a 4-0-1 roll call.*

Brian Greenberg:	Aye
George "Tripp" Woodland III:	Aye
Michael Tobin:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Absent

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

Brian Greenberg:	Aye
George "Tripp" Woodland III:	Aye
Michael Tobin:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Absent

**APPROVAL OF MINUTES**

The minutes of the April 14 and 28 meetings were distributed and reviewed.

*Motion by Mr. Tobin to approve the Minutes of the April 14, 2021 meeting as submitted. Duly seconded and approved by a 3-0-2 roll call, Member Woodland having abstained.*

Brian Greenberg:	Aye
------------------	-----

Town Clerk Date Stamp

RECEIVED

2021 SEP 23 AM 10:11

TOWN OF NORWELL  
TOWN CLERK

George "Tripp" Woodland III: Abstain  
Michael Tobin: Aye  
Brendan Sullivan: Aye  
Scott Fitzgerald: Absent

*Motion by Mr. Tobin to approve the Minutes of the April 28, 2021 meeting as submitted. Duly seconded and approved by a 3-0-1 roll call, Member Woodland having abstained.*

Brian Greenberg: Aye  
George "Tripp" Woodland III: Abstain  
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	Voucher
Chessia Consulting Services	2704	Hitching Post Lane	\$594.00
Chessia Consulting Services	2705	Schooner Estates	\$195.00
Chessia Consulting Services	2717	Norwell Estates	\$204.00
Chessia Consulting Services	2723	144-148 Washington Street	\$314.56
Kenneth R. Kirkland	INV95994795	July Zoom Account	\$42.80

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

Brian Greenberg: Aye  
George "Tripp" Woodland III: Aye  
Michael Tobin: Aye  
Brendan Sullivan: Aye  
Scott Fitzgerald: Absent

### **SUBDIVISIONS & LAND DEVELOPMENT PROJECTS**

**224 Main Street – 2-Lot Residential Division of Land**

***Public Informational***

**Approval Not Required (ANR) Plan**

Town Clerk Date Stamp

RECEIVED

2021 SEP 23 AM 10:11

TOWN OF NORWELL  
TOWN CLERK

Main Street

Assessor's Map 19B, Block 54, Lots 26-28 & 33

Rick Grady, P.E., of Grady Consulting, LLC present for Applicant. The subject property was originally a three (3) lot ANR endorsed in 2018, creating two (2) house lots plus an unbuildable Parcel A in the rear. This application reconfigures the lot frontages to make Parcel A buildable if a 50-foot frontage Estate Lot Bylaw is passed. There is not enough frontage for three (3) conforming lots. Town Planner Kirkland noted that this property is an example of how a common driveway could be utilized on Form A lots.

Town Planner Kirkland indicated that the Plan and Application was timely filed and stamped, met the standard for required findings of fact, and is consistent with the Master Plan, Zoning Bylaw, and the Subdivision and Land Development Rules and Regulations. He recommends endorsement, subject to the condition that proof of filing with the Registry of Deeds be submitted to the Planning Dept. Office.

*Motion by Mr. Tobin to adopt the findings of fact set forth in the Town Planner's staff memorandum and approve the ANR for 224 Main Street. Duly seconded and unanimously voted by a 4-0-1 roll call.*

Brian Greenberg:	Aye
George "Tripp" Woodland III:	Aye
Michael Tobin:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Absent

**31 & 45 Central Street – 2-Lot Residential Division of Land**

***Public Informational***

Approval Not Required (ANR) Plan

Central Street

Assessor's Map 15C, Block 45, Lots 13-14

Applicant proposes to create an unbuildable Parcel A comprising a section of 31 Central located behind 45 Central, and transfer the parcel to 45 Central. The transfer will have no effect on the frontage of either 31 or 45 Central, and does not create a buildable lot.

Chair Sullivan noted that both houses were pre-existing nonconforming relative to front yard setbacks, although the lots themselves were conforming, and suggested that the homeowners obtain a special permit / Section 6 Finding from ZBA so their properties are titled properly. A

Town Clerk Date Stamp

RECEIVED  
2021 SEP 22 AM 10:11  
TOWN OF NORWELL  
TOWN CLERK

similar situation occurred at the Jevne property at 959 Main Street. Mr. Kirkland will send a note to the Applicant's Engineer and ZBA to advise.

Mr. Kirkland indicated that the Plan and Application was timely filed and stamped, met the standard for required findings of fact, and is consistent with the Master Plan, Zoning Bylaw, and the Subdivision and Land Development Rules and Regulations. He recommends endorsement, subject to the condition that proof of filing with the Registry of Deeds be submitted to the Planning Dept. Office.

*Motion by Mr. Tobin to adopt the findings of fact set forth in the Town Planner's staff memorandum and endorse the ANR for 31 & 45 Main Street. Duly seconded and unanimously voted by roll call.*

Brian Greenberg:	Aye
George "Tripp" Woodland III:	Aye
Michael Tobin:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Absent

## **MISCELLANEOUS**

### **Board Reorganization**

Chair Sullivan agreed to serve as Chair for the upcoming year; Mr. Greenberg will be Vice-Chair. Mr. Kirkland suggested that Mr. Woodland serve as Clerk, with Mr. Fitzgerald as Alternate Clerk; the Town Planner, Clerk, and Alternate Clerk would have the ability to endorse Plans and Decisions following a Board vote, and these votes will be sent to the Registry of Deeds and Land Court.

All parties discussed the possibly of recruiting alternate members so as to avoid postponements when there is not a quorum of Board members. Mr. Kirkland will look into the legal process to establish alternate members, and what such members may do.

### **In-Person Meetings**

The Commonwealth has extended the ability to hold remote meetings in any fashion until next April, whereby municipalities have the option to hold completely remote, completely in-person, or hybrid meetings. Mr. Kirkland suggested that the Board hold hybrid meetings for meetings where a public hearing is to be opened, and remote meetings in all other circumstances, opining that hybrid meetings could be difficult to conduct effectively. All discussed the logistics of each option; Chair Sullivan asked Mr. Kirkland to look into the possibility of alternating between fully remote meetings and fully in-person meetings with no remote access.

TOWN OF NORWELL  
TOWN CLERK  
2021 SEP 23 AM 10:11  
RECEIVED  
Town Clerk Date Stamp

### **COMMITTEE LIAISON REPORTS**

Chair Sullivan will stay on as Board liaison to CPC and the Pathway Committee; the liaison to the Complete Streets Committee is open.

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

Chair Sullivan and Mr. Tobin attended a meeting regarding a possible 40B project off Stetson Road; the developers are thinking of using the newly-revised Village Overlay District Bylaw to construct nineteen (19) freestanding units over ten (10) acres; in this case, the Planning Board would be the permitting authority. Town Planner Kirkland noted that nothing has been officially filed, other than a Request for Determination of Applicability, (RDA) with ConComm, and that was over a year ago.

National Grid has (finally) moved a utility pole out of Schooner Way, the entrance to Schooner Estates. A sale of the developable portion of land comprising the proposed Old Oaken Bucket Estates development is pending. 144-148 Washington Street is on the Agenda for July 28. A Special Permit application under the new Accord Pond Park Economic Development District was received last Friday for expansion of the loading dock at 55 Accord Park Drive; the public hearing is set to open for August 11. The Planning Board would be the special permit granting authority.

Town Planner Kirkland is leaving to take a job with the Town of Braintree, effective August 6. He may be able to provide some assistance to the Board, as a contractor, during the transition to a new planner.

### **NEXT MEETING**

July 28, 2021 – 7PM – Remote via Zoom

### **ADJOURNMENT**

*There being no further business, motion was made by Mr. Tobin to adjourn at 8:04 P.M. Duly seconded and unanimously voted 4-0-1 by a roll call.*

Brian Greenberg:	Aye
George "Tripp" Woodland III:	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 9.22.21.

TOWN OF NORWELL  
TOWN CLERK

2021 SEP 23 AM 10:11

RECEIVED

Town Clerk Date Stamp



Kenneth R. Kirkland, Town Planner  
George "Tripp" Woodland III, Clerk  
Scott Fitzgerald, Alternate Clerk

*Pursuant to Board vote on July 14, 2021, for duration of State of Emergency*

*Original filed with: Office of Town Clerk*  
*Copy filed with: File*

*Post to Planning Board Webpage*