



TOWN OF NORWELL
Planning Department
345 Main Street, Room 112
Norwell, Massachusetts 02061
(781) 659-8021

Norwell Planning Board Meeting Minutes
9/13/2017

The meeting was called to order at 7:02 P.M. with Chair, Donald Mauch, Sr., presiding. Also present were Vice Chair, Jamie Crystal-Lowry; Board Members Scott Fitzgerald, Patrick Campbell and Brendan Sullivan; and Town Planner, Kenneth Kirkland. The meeting was held in the Planning Office.

CALL TO ORDER/AGENDA

Motion by Ms. Crystal-Lowry to open the meeting. Duly seconded and unanimously voted.

APPROVAL OF MINUTES

The minutes of the August 23, 2017 meeting were distributed and reviewed.

Motion by Mr. Fitzgerald to approve the minutes of the August 23, 2017 meeting as submitted. Duly seconded and approved by a majority vote, Ms. Crystal-Lowry having recused.

BILLS

The following invoices were presented for approval:

| | | |
|---|-----------------|----------|
| Christopher Sullivan | Meeting Minutes | \$150.00 |
| Chessia | Barrel Lane | \$244.80 |
| Chessia | Wildcat | \$244.80 |
| Kenneth Kirkland - Reimbursement, MA Association Planning Directors | | \$150.00 |
| Kenneth Kirkland - Reimbursement, Notary public application | | \$60.00 |

A Review/Reconciliation form from the Accounting Department was circulated for Board member signature.

Motion by Ms. Crystal-Lowry to approve the invoices as submitted. Duly seconded and unanimously voted.

File

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2017 SEP 27 PM 7:00
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SUBDIVISIONS AND LAND DEVELOPMENTS

Plan of Land - Grove Street - Residential (ANR)

Jeff Hassett, Morse Engineering, present.

Mr. Hassett advised that this ANR was a re-drawing of lines between three existing lots, to accommodate the preferences of the lot owners, who belong to the same family. All lots comply with zoning as is and as reconfigured. 163 and 173 Grove are gaining some front yard and giving up some back yard; 181 Grove is gaining some front yard and giving up some back yard.

Mr. Kirkland agreed that the plan was essentially a moving of lot lines, and that consulting engineer John Chessia did not review this plan due to its simplicity. He noted that the listing of abutters had been corrected in the updated plan, that frontage and other requirements had been met, and recommended approval.

Motion by Mr. Fitzgerald to approve the Form A filing of Roco Realty Trust for 163, 173, and 181 Grove Street. Duly seconded and unanimously voted.

Plan of Land - Main Street - Residential (ANR)

Attorney Jeff De Lisi, of Ohrenberger, De Lisi, and Harris, present along with applicants Colleen and Conor Cooper. Ms. Crystal-Lowry recused herself and left before the discussion started.

Attorney De Lisi presented the plan for McKenzie Engineering. The plan divides a 34 acre parcel into two lots, both of which meet frontage requirements. The plan had been revised to show the existing driveway and demonstrate ability to access the house.

Mr. Cooper advised that their goal is keep the one existing house and look at a potential house on the second lot. Ms. Cooper added that they are proposing just one additional lot to preserve the integrity of the property; they are interested in keeping the majority of the acreage.

Mr. Kirkland advised that this plan is another lot line shift that meets all requirements, and that it seemed to be a good use of the property considering its constraints. Mr. Mauch felt it would be a benefit to the town for the land to continue to be protected.

Motion by Mr. Fitzgerald to approve the Form A application for 427 Main Street. Duly seconded and approved by majority vote, Ms. Crystal-Lowry having recused.

Plan of Land - Old Meeting House Lane - Residential (ANR)

Jeff Hassett, Morse Engineering, present, along with applicants William G. and Mary Arnold.

Mr. Hassett advised that this was another re-drawing of lines between existing lots, with no new lots being created. Currently both lots are owned by the same family; lot 1 is on the market, so they wish to clean up the lines through an even land swap. Both lots comply with zoning as is and as reconfigured.

Mr. Kirkland confirmed that both lots meet frontage requirements currently and as adjusted. He noted there was a resource area in back of the property that is already delineated and would not be impacted by the adjustment, and that the updated plan had correctly listed all abutters.

Motion by Mr. Fitzgerald to approve the Form A application for 96 and 100 Old Meeting House Lane. Duly seconded and unanimously voted.

Plan of Land - Three Lot Residential Subdivision (Circuit Street)

Mr. Kirkland advised that he had received a withdrawal letter from project engineer Gary James, and read the letter into the record. Mr. James advised that he had chosen to do an OSRD instead of a conventional subdivision due to the cost and land savings, and therefore wished to withdraw the preliminary subdivision plan from consideration.

Mr. Mauch observed that the letter read as though the PB had recommended a specific type of development for the property, and noted that at no time did the PB make any specific recommendation other than to look into all options. Mr. Campbell observed that the PB did not make any representation of cost savings and therefore this conclusion must have been independently reached by Mr. James. Mr. Kirkland advised that Mr. James had told him over the phone that he had realized an OSRD would be less costly for him and would confer benefits to homeowners.

Motion by Ms. Crystal-Lowry to accept the withdrawal of the Form B application for Circuit Street lots 23 and 60. Duly seconded and unanimously voted.

OTHER BUSINESS

Pending Legislation S. 81 Status Update

Tabled until next meeting.

Committee Liaison Reports

Mr. Campbell advised that the Complete Streets Committee is reapplying for the second round of MassDOT grant funding for the sidewalk between Circuit and Main Streets. They were told by MassDOT that the Committee had used local pricing as opposed to MassDOT pricing for the construction estimate in the original application. They will have Mr. Kirkland and Stantec Engineering review the new application and will speak again to MassDOT to make sure there are no errors. They should have a determination from MassDOT by Thanksgiving.

Mr. Sullivan requested that a site plan review for the Pathways Commission's Gaffield to Norwell Center pathway be placed on the PB agenda in October. He also advised he had been told that CPC was a co-applicant for the Wompatuck parking lot design grant funding, and that CPC sign-off would be required to expend the funds.

Mr. Mauch advised that the Board of Selectmen had not yet accepted his resignation as liaison to the Bylaw Review Committee.

Mr. Kirkland confirmed all current liaison information at the request of Town Clerk Patricia Anderson. He will note Mr. Mauch's pending resignation from the Bylaw Review Committee.

Town Planner's Report

Mr. Kirkland advised that a Council on Aging worker is helping to answer phones and take messages in the office so that he and Nicole can organize old plans in storage; they are about two-thirds of the way done with this project. He also found an old Mylar zoning map of the town and would like to print updated zoning maps, on an annual basis, for posting in either the Planning or Clerk's office. He is also thinking of requiring the use of Mylar for subdivisions and as-built plans to make them easier to store and prevent them from deteriorating.

Mr. Kirkland noted that every single ANR plan he has received has had to be resubmitted because of incorrect abutter listings. He has drafted an amended Form A application, requiring applicants to provide a certified list of abutters. This would give applicants a chance to get their plans right the first time by sending them to the Assessor's office as part of the process.

Mr. Mauch has asked Mr. Kirkland to post a notice in the Planning Office specifying fees, deadlines, and notice requirements so as to avoid confusion on the part of applicants. Mr. Kirkland noted that the materials submission policy was also on the Web site but could be moved up to be more visible. He anticipated additional adjustments to the forms moving forward.

Other Business

Andrew Daniels asked to discuss the status of drainage issues on Barrel Lane and his certificate of occupancy. Mr. Mauch advised that the latest remediation plans had just been received at the Planning Office and it would be inappropriate to discuss them prior to a duly posted public hearing.

Mr. Daniels stated he was reaching out to all parties to try to expedite the process. He was incurring significant expense and felt their certificate was being deliberately held up. Mr. Mauch took exception to this statement and advised that neither the PB nor any town body engages in such practices. He sympathized with Mr. Daniels' situation but pointed out that the PB does not get involved in disputes between property owners and builders, and in this case was primarily charged with protecting Circuit Street.

Mr. Campbell commented that the PB had as great a sense of urgency as he did to see the matter resolved and has tried to give guidance to Toll Brothers to that end. Ms. Crystal-Lowry added that there were constraints as to what the PB can demand from Toll Brothers, but they have repeatedly given them polite recommendations for action.

Ramona Caruso, of Grove Street, advised that a dispute concerning a dog daycare business on Grove Street was going to trial in Superior Court on December 8.

Mr. Mauch advised that a public hearing for a project on 103, 111, and 113 Washington Street had been rescheduled to October 11 to allow Mr. Chessia time to complete his review.

Mr. Fitzgerald inquired about the possibility of having an alternate PB member for situations where a lack of quorum may be an issue. Mr. Mauch felt this would have to be approved at a town meeting. Mr. Campbell noted that it may be counterproductive to bring in someone who isn't up to speed with the issues facing the Board. Mr. Kirkland will check the charter to see if it addresses this situation.

Adjournment

*There being no further business, motion was made by Mr. Fitzgerald to adjourn at 8:18 P.M.
Duly seconded and unanimously voted.*

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on 9/27/17.



Scott Fitzgerald, Clerk

Copy filed with: Office of Town Clerk
Post to Planning Board Webpage

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2017 SEP 27 PM 7:05

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