



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

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2021 NOV 12 AM 8:32
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*Office of Planning Board &
Town Planner*

**Norwell Planning Board Meeting Minutes
9/22/2021**

The meeting was called to order at 7:00 P.M. with Chair Brendan Sullivan presiding. Also present were Vice Chair Brian Greenberg and Board Members Tripp Woodland, Don Mauch, and Michael Tobin. The meeting was held in the Planning Office.

CALL TO ORDER/AGENDA

Motion by Mr. Greenberg to approve the agenda as submitted. Duly seconded and unanimously voted.

APPROVAL OF MINUTES

The minutes of the July 14, July 28, and August 11 meetings were distributed and reviewed.

Motion by Mr. Tobin to approve the Minutes of the July 14, 2021 meeting as submitted. Duly seconded and unanimously voted.

Motion by Mr. Tobin to approve the Minutes of the July 28, 2021 meeting as submitted. Duly seconded and unanimously voted.

Motion by Mr. Tobin to approve the Minutes of the August 11, 2021 meeting as submitted. Duly seconded and unanimously voted.

BILLS

The following invoices were presented for approval:

Christopher Sullivan	7/28 Meeting Minutes	\$150.00
	8/11 Meeting Minutes	\$150.00
Chessia Consulting	144-148 Washington Street	\$4509.00
	55 Accord Park	\$455.00
		\$1897.00
Brendan Sullivan	Zoom reimbursement	\$159.27

Motion by Mr. Tobin to approve the invoices as submitted. Duly seconded and unanimously voted.

SUBDIVISIONS AND LAND DEVELOPMENTS

55 Accord Park Drive – Proposed Building Addition

Public Hearing

Site Plan Review

Accord Park Drive

Assessors Block 17, Lots 70

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A continuation request was received at the Planning Office.

Motion by Mr. Greenberg to continue the public hearing to October 27, 2021 at 7:00 PM. Duly seconded and unanimously voted.

170 & 196 Stetson Road – Proposed Development Community

Public Informational

Introduction/Information

Stetson Woods – A Weathervane Community

Assessors Map 29-A Block 78 Lots 123, 126

Attorney Jeff Tocchio present along with Dave Crocker, Crocker Design, to discuss a design concept for development of two parcels off Stetson Road comprising about 10.5 acres of continuous upland. This property is currently occupied by existing single-family homes and an old barn, all of which would be retained.

Mr. Tocchio noted they had originally devised a concept for a 40B development consisting of 64 dwelling units, some market rate and others which would count towards the town's Subsidized Housing Inventory (SHI). Upon passage of the Village Overlay District bylaw and in response to feedback regarding excessive density, they have revised their design concept. The new plan calls for a Village Residential Development (VRD) comprised of 16 new single-family dwelling units with two existing units to remain; other features include a "village green" near the center of the development and an earthen berm in an area currently occupied by diseased evergreens where the property backs up to Route 3.

Regarding number of units, Mr. Tocchio claimed that the 10.52 acres of upland, at 5/6 acre per unit, gives them 13 qualifying units (rounded up from 12.62) per bylaw section 201-24.7A, and the density bonus per section 201-24.7B brings this total up to 16 (rounded up from 15.6) plus the 2 pre-existing dwelling units. Per section 201-24.9, they will be required to build two additional subsidized units (rounded up from 1.8). Mr. Tocchio claimed this was the yield they needed for the concept to be financially viable.

Chair Sullivan commented that he understood Mr. Tocchio's reasoning but was not sure the density bonus and lower acreage requirements were meant to be cumulative. Mr. Mauch agreed that Mr. Tocchio, as the developer's attorney, seemed to be interpreting bylaw to his client's greatest favor. All parties discussed how to calculate the allowed yield under the amended bylaw, particularly whether unit numbers could be rounded up under sections 201-24.7A and B, as is done for 201-24.9. Chair Sullivan pointed that rounding up the number of units to 13 results in there being less than the 5/6 acre per unit that 24.7A requires. Mr. Tocchio maintained that they needed the number of units they proposed in order to be able to provide the two subsidized units.

Mr. Mauch asked if the new concept had been shown to residents and what their response was. Jim Driscoll of Weathervane stated that the concept was shown at the library over the summer, and no one present was upset about the proposed density. Mauch commented it was an interesting proposal given that the land in question was situated on the perimeter of a neighborhood rather than in the middle of one, but would like to know if there was an opportunity get more than two units to add to the SHI.

Mr. Tocchio noted in closing that it would be helpful to hear whether or not the PB agreed with their unit calculations so they could flesh out or modify the concept. Mr. Mauch thanked applicants for trying to communicate with the abutters. Mr. Driscoll thanked the PB for its time and stated they would continue to work with all parties.

110 Prospect Street – ANR Plan

Public Informational

Approval Not Required (ANR) Plan

Prospect Street

Assessors Block 37, Lots 2, 58

Motion by Mr. Greenberg to accept the ANR application. Duly seconded and unanimously voted.

Paul Bakis, Grady Consulting, present for applicant. The purpose of the lot line adjustment is to accommodate a proposed addition. There is no increase in frontage and no change in access to either lot.

Motion by Mr. Mauch to ENDORSE the ANR for 110 Prospect Street subject to any recommended conditions. Duly seconded and unanimously voted.

Norwell Estates – 15-Lot Residential Subdivision

Public Informational

Definitive Subdivision Plan

Curtis Farm Road

Assessor's Map 21C, Block 59, Lots 43-55, 61, & 62

The Board briefly discussed unresolved issues at the subdivision including inconsistencies in berm size and sidewalk compaction testing that had not been observed by consulting engineer Chessia. Mr. Greenburg suggested that the Board grant waivers regarding the sidewalk and berm to close out the matter; Chair Sullivan will discuss with the incoming planner.

144-148 Washington Street – 2-Storey, 8,435 sq. ft. Commercial / Educational Development

Public Informational

Site Plan Review

Washington Street

Assessors Map 11B, Block 19, Lots 18, & 19

Matt Grosschedl, Outback Engineering, present along with applicant Frank Polak. In response to feedback they received from the PB and ZBA, they have reduced the footprint of the building, made the parking lot exit "right turn only", and added a student drop-off area sufficient to hold a 12-car queue. Their traffic study has been completed and they are waiting on comments from PB consulting traffic engineer Jeffrey Dirk, Vanasse & Associates. Arrival and departure times will

be staggered, and they are proposing to have a school staffer monitor traffic and adjust drop-off/pickup times as needed.

Mr. Mauch asked about attendance; Mr. Polak thinks the preschool will ultimately enroll about 130 students but anticipates it will open with about half that number. Mr. Mauch commented on the logistics of adding so many students to an already congested area; Mr. Greenberg thinks the staggered arrivals and departures will help mitigate the impacts. Chair Sullivan would like ZBA to handle the remaining traffic issues provided any remaining comments from Mr. Dirk are resolved.

Motion by Mr. Greenberg to forward a positive recommendation to Zoning subject to resolution of outstanding comments from PB consultants Chessia and Dirk. Duly seconded and unanimously voted.

15 High Street – Proposed Residential Development

Public Informational

High Street

Assessors Map 11B, Block 17, Lots 16

The Board reviewed former planner Kirkland's staff memo and recommendations regarding the development. Chair Sullivan noted that the ZBA is the sole permitting authority for this 40B project.

Mr. Mauch noted that he would like to hear comments from consulting engineer John Chessia before issuing a recommendation to ZBA, given the scope of the project and the number of requested waivers. As there are no funds to pay for a consultant review of this project, all agreed to ask incoming planner Ilana Quirk to review and comment.

COMMITTEE LIAISON REPORTS

Mr. Mauch is on the Community Housing Trust and will report on their meetings. He would like CHT to take a second look at the presumption that residents favor spreading affordable housing developments all over town in light of the Town Meeting votes on the Wildcat and Carleton property proposals.

MISCELLANEOUS

Ilana Quirk, who previously served as Town Planner from 2003-06, will be returning as interim planner starting Monday.

NEXT MEETING

TBD

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ADJOURNMENT

*There being no further business, a motion was made by Mr. Greenberg to adjourn at 8:34 PM.
Duly seconded and unanimously voted.*

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on 11/10/21.



George "Tripp" Woodland III, Clerk

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Post to Planning Board Webpage

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