



TOWN OF NORWELL
Norwell Town Offices, Room 112
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Norwell, Massachusetts 02061
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*Office of Planning Board &
Town Planner*

Norwell Planning Board Meeting Minutes October 13, 2021

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

CALL TO ORDER/AGENDA

Motion by Mr. Greenberg to open the meeting and accept the agenda as submitted. Duly seconded and unanimously voted.

APPROVAL OF MINUTES

Tabled.

WORKSHOP

Chair Sullivan and the Board welcomed Ms. Quirk back to the Planning Office.

Accessory Dwelling Unit Bylaw

Mr. Mauch advised that he had created a draft Accessory Dwelling Unit (ADU) bylaw based on similar bylaws in Plymouth, Sterling, and Lexington, and requested that all review and provide comments. He has also distributed copies to members of the Select Board, ZBA, and Community Housing Trust. It is his impression that the Select Board is interested in moving forward on this issue, and he would like to produce an article that could be sponsored by the PB and the Select Board, and ultimately passed at Town Meeting.

Ms. Quirk thanked Mr. Mauch for the draft, and all present discussed possible incentives and the degree to which such units should be by special permit or "by right." Mr. Greenberg didn't see the need to restrict such units to one bedroom, and would favor a simple bylaw a homeowner could follow without having to hire professionals. Other options discussed included an administrative permitting level, abbreviated special permit process, and exemption for de minimis activities.

Mr. Mauch asked that the PB and Ms. Quirk continue to refine the draft. Ms. Quirk will provide language as to permitting options and affordability restrictions. The matter will be discussed further at the next meeting.

Motion by Mr. Greenberg to endorse continued discussion and revision of the draft ADU bylaw for presentation to the Select Board and Town Meeting. Duly seconded and unanimously voted.

Planning Tasks and Procedures

Ms. Quirk advised she had been reviewing pending projects and all surety and peer review accounts. She also plans to review the master plan so she can suggest possible updates. Mr. Mauch suggested that she reconsider the assumption in the plan regarding resident preference to distribute small affordable housing developments throughout town. He also suggested establishing a permanent Bylaw Review Committee to ensure all changes and updates are incorporated properly into the bylaws.

Ms. Quirk advised she would make Board members aware of opportunities for training and education, as she views her role in part as to educate and protect Board members legally. She is also available to have working sessions with the Board as needed.

All present discussed whether to hold remote, in-person, or hybrid meetings. Mr. Greenberg thinks meetings should be in person unless in extenuating circumstances; Chair Sullivan agreed, nothing that the Conservation Commission held hybrid meetings but they could be cumbersome to execute.

BILLS

The following invoices were presented for payment:

Vendor	Invoice	Description
W. B. Mason	\$110.19	Office Supplies
W. B. Mason	\$16.64	Office Supplies
W. B. Mason	\$14.11	Office Supplies

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

SUBDIVISIONS AND LAND DEVELOPMENTS

193 Lincoln Street ANR Plan Received 10/5/21. Deadline to file with Town Clerk: 10/26/21.

193 Lincoln Street

Assessor Map Parcel 39-51

Motion by Mr. Mauch to accept the ANR application for 193 Lincoln Street. Duly seconded and unanimously voted. Mr. Greenberg

Jeff Hassett, Morse Engineering, presented a Form A subdivision creating a buildable Lot 1, with the minimum required lot area, frontage, and width, and a Parcel A which is not buildable as drawn, as it does not have the required width.

Ms. Quirk indicated that the plan was timely filed and stamped, and recommended approval subject to the standard conditions.

Motion by Mr. Mauch to approve the ANR for 193 Lincoln Street subject to any recommended conditions. Duly seconded and unanimously voted. Mr. Greenberg

15 High Street 40B – Comprehensive Permit Application pending before ZBA

Public Informational - Comments to ZBA

High Street

Assessors Map 11B, Block 17, Lots 16, 19, 27, and 35.

Ms. Quirk advised that she needed to recuse from any commentary regarding this permit, as her law firm is representing the applicant. After a brief discussion, the Board agreed to accept the recommendations set forth in the staff memorandum written by former Planner Ken Kirkland, and convey them to the ZBA.

Mr. Tobin asked whether ZBA had the latitude to follow the recommendations in the memorandum. Chair Sullivan indicated that ZBA could opt to deny the application if it so chose, but the Town may have more leverage if it issued an approval with conditions.

Motion by Mr. Mauch to accept the recommendations of the previous Town Planner regarding the 15 High St 40B application, and convey same to the Board of Appeals. Duly seconded and unanimously voted.

COMMITTEE LIAISON REPORTS

Pathways Commission

Wompatuck State Park / Grove Street Parking Lot Contract

Chair Sullivan advised that the project had run into additional issues, including the need for a dewatering plan at \$57,000 cost (talked down from \$80,000); in addition, the builder has encountered significant stumps and boulders in constructing the parking lot, and wants to use geotextile to stabilize the lot at about \$17,000 cost. The project has been awarded two Community Preservation Act grants, one sponsored by CPC, Conservation, and Pathways for \$350,000 and one sponsored by the PB and Pathways for \$125,000. The additional work will require funds out of the latter grant which will require PB approval to disburse.

Mr. Mauch cited the cost overruns associated with this project as an example of the CPC being perceived as an open checkbook, and asked what the limit would be in the funds allocated. Ms. Quirk advised that she was told by an engineer that the price of the additional work seemed reasonable, and suggested that the funding be granted subject to a review of the scope of work. Mr. Greenberg shared Mr. Mauch's concerns but noted that grant funding had already been allocated to the project, and he is willing to rely on the oversight, going forward, of Ms. Quirk and Chair Sullivan.

Motion by Mr. Mauch to approve additional funding of up to \$125,000 for the Wompatuck Parking Lot project conditioned upon a review of the scope of work by the Town Planner, with Chair Sullivan granted discretion to approve a change order. Duly seconded and unanimously voted.

Complete Streets

Construction of the Main Street sidewalk is proceeding eastward to about Homestead Farms Drive. Chair Sullivan noted that the Conservation Commission had asked that the sidewalk be routed in front of the stone walls at the Carleton property.

MISCELLANEOUS

After a brief discussion, the Board agreed to reopen its review of 144 Washington Street based on additional information, and add it to the October 27 agenda. Chair Sullivan will advise ZBA. Other items on the October 27 agenda will include 55 Accord Park Drive and further discussions of an Accessory Dwelling Unit bylaw and permanent Bylaw Review Committee.

NEXT MEETING

October 27, 2021 – Town Hall, Room 112, 7 PM

ADJOURNMENT

There being no further business, motion was made by Mr. Greenberg to adjourn at 9:00 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 Woodland III, Clerk

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Post to Planning Board Webpage

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