



**TOWN OF NORWELL**  
Norwell Town Offices, Room 112  
345 Main Street  
Norwell, Massachusetts 02061  
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TOWN OF NORWELL  
TOWN CLERK

2023 FEB -9 AM 9:12

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*Office of Planning Board &  
Town Planner*

## **Norwell Planning Board Meeting Minutes February 1, 2023**

The meeting was called to order at 7:01 PM. with Chair Brian Greenberg presiding and Board Members Donald Mauch, Tripp Woodland, Brendan Sullivan, and Michael Tobin present. Also present was Director of Planning and Community Development Ilana Quirk. The meeting was held in the Planning Office, Town Hall Room 112.

### **CALL TO ORDER/AGENDA**

*Motion by Member Sullivan to approve the agenda as submitted. Seconded by Member Mauch and unanimously voted.*

### **CITIZEN COMMENTARY**

None

### **SUBDIVISION, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS**

#### **Stetson Woods VROD SP**

170 Stetson Road & 196 Stetson Road\*

Public Hearing, cont'd, 7 pm  
VROD Special Permit\*  
Scenic Road/Shade Tree\*

Chair Greenberg read the Notice of Public Hearing.

*Motion by Chair Greenberg to open the continued public hearing. Seconded by Member Woodland and unanimously voted.*

Applicant has requested a continuation to the March 1 public meeting. All briefly discussed the potential impact of proposed VROD bylaw changes on the project.

*Motion by Chair Greenberg to continue the public hearing to March 1, 2023 at 7:00 PM. Seconded by Member Mauch and unanimously voted.*

#### **Hitching Post Lane Lots 4 and 5**

Site Plan Review

Public Meeting

Consulting engineer John Chessia's peer review noted that the front part of these lots were at a higher elevation than the rear, placing the house in the path of potential drainage, and recommended approval subject to certain conditions relating to the basins for each lot. Planner Quirk recommended that approval be granted with these conditions as well as a condition requiring

CHESSIA CONSULTING, INC. STETSON WOODS\* \$ 2,835.00

*Motion by Chair Greenberg to approve the invoices as submitted. Seconded by Member Tobin and unanimously voted.*

### **MISCELLANEOUS**

#### **The Oaks 40b (126 Tiffany Road) PEL Application Discussion**

A site walk was recently held including representatives from MassHousing, the developer, Town Administrator Darleen Sullivan, and other Town officials. The soils on the site, especially near Leonard Lane, are challenging for development and there is a potential vernal pool on the property. Planner Quirk is gathering comments from town officials to be forwarded to the Select Board; these will include recommendations for a mounding analysis and other drainage studies.

#### **May 2023 Annual Town Meeting Preparations**

The Board and Planner Quirk discussed the status of currently proposed articles and whether to place them on the ATM warrant. They will work together to finalize the articles to be placed on the warrant before the next meeting.

#### **ATM ARTICLE DISCUSSION**

##### **ADU Revisions (Corrections/Revisions)**

Housekeeping article - add to warrant.

##### **ADU Expansion (Greater than 900 sf – by special permit)**

Chair Greenberg suggested that the article be tabled to try to build support.

##### **ADU Conversions (Special Permits convert as of right)**

Add to warrant.

##### **ZBL Housekeeping (Definitions requested by BI)**

Add to warrant; Building Commissioner Tom Barry wants a specific definition of the terms “structure” and “detached accessory structures,” which will include sports courts, pools >2 ft depth, walkway structures, etc.

##### **Retreat Lot (New provision)**

Chair Greenberg has created a draft based largely on Plympton’s bylaw; all present discussed revisions with respect to lot size, required frontage, and access area width. Chair Greenberg would like the article to be added to the warrant.

##### **VROD revisions (Revisions)**

Add to warrant, as this will address identified issues with the existing bylaw.

##### **Sight Distance (New provision)**

Proposed in response to identified issues on Otis Hill Road, where private landscaping interferes with sight distances but the Town has no ability to address. Tabled.

##### **MBTA Adjacent Community (New District)**

Zoning change crafted in response to new state regulations; Planner Quirk has filed a required action plan with the State, but will check to see if the zoning change can wait until next year.

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