



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

## **Norwell Planning Board Meeting Minutes February 8, 2023**

The meeting was called to order at 7:00 PM. with Chair Brian Greenberg presiding and Board Members Tripp Woodland, Brendan Sullivan, and Michael Tobin present. Member Donald Mauch was unable to attend. 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 Chair Greenberg to approve the agenda as submitted. Seconded by Member Sullivan and unanimously voted.*

### **CITIZEN COMMENTARY**

None

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

#### **Bay Path Lane Ext**

Public Meeting

Surety Discussion

The developer has asked for a continuation and peer review is pending.

#### **Hitching Post Lane**

Public Meeting

Site Plan Decisions

Planner Quirk has drafted the decisions approved by the Board at the February 1 meeting. Consulting Engineer Chessia suggested that subsection B, concerning infiltration basins, be removed as unnecessary. The Board approved the change and the updated decisions were circulated for signature.

*Motion by Chair Greenberg to approve the Hitching Post Lane lot 4 and 5 site plan review decisions as drafted, removing subsection B on page 1. Seconded by Member Sullivan and unanimously voted.*

### **APPROVAL OF MINUTES**

The minutes of the February 1 and 4 meetings were distributed and reviewed.

*Motion by Chair Greenberg to approve the Minutes of the February 1, 2023 and February 4, 2023 meetings as submitted. Seconded by Member Sullivan and unanimously voted.*

## **APPROVAL OF PENDING BILLS**

The following invoices were presented for payment:

CHESSIA CONSULTING, BARRELL LANE	\$289.75
CHESSIA CONSULTING, HITCHING POST	\$630.00
CHESSIA CONSULTING, BAY PATH LANE	\$433.00
CHESSIA CONSULTING, STETSON WOODS	\$5520.00

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

## **MISCELLANEOUS**

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

All present indicated they agreed with Planner Quirk's comments regarding The Oaks and had no additions.

## **MAY 2023 ATM ARTICLE DISCUSSION**

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

The Board voted to support the article after inserting a new subsection *c* stating "The minimum upland area shall be one acre exclusive of the access area."

*Motion by Chair Greenberg to approve the February 8, 2023 version of the retreat lot article. Seconded by Member Sullivan and unanimously voted.*

Builder Steve Bjorklund appeared after the vote and recommended that the "40 ft of width" referenced in subsection *f* be edited to "a minimum of 40 ft of width." He also noted that the 20 feet width specified for the "paved width of the traveled portion of the access way" in subsection *g* was very wide for a driveway; after further discussion, the Board agreed to lower this to 12 feet. He is willing to provide additional feedback and assistance at the public hearing.

*Motion by Chair Greenberg to amend the February 8, 2023 version of the retreat lot article, inserting "a minimum of 40 ft of width" into subsection *f* and changing the minimum paved width referenced in subsection *g* from 20 feet to 12 feet. Seconded by Member Sullivan and unanimously voted.*

### **VROD (Revisions)**

Atty Jeff Tocchio, representing prospective Stetson Woods developer Weathervane, has provided comments on the proposed article language. Planner Quirk opined they were seeking maximum certainty as to what kind of density they could get; her objective in drafting the article was to give developers an ability to plan on their end while giving the Board some discretion and leverage in negotiations. This article will require a two-thirds majority vote at Town Meeting. The Board could pull the article for this year, but this ran the risk of Weathervane coming back with a 40B project.

All present had an extensive discussion of proper parameters for the bylaw including lot size, maximum number of units, landscape buffer size, and required affordable units; impact on the Stetson Woods project and Town Meeting response were considered. The consensus of those present was to allow the Board, at its discretion, to reduce the landscape buffer for individual

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projects to 50 ft and apply a 10% to 20% range of required affordable units and 30% to 80% increased density.

*Motion by Member Sullivan to adopt the changes to the VROD bylaw as discussed at the February 8, 2023 meeting and recorded by Planner Quirk. Seconded by Chair Greenberg and unanimously voted.*

### **Pathways**

Member Sullivan advised that Pathways had just voted to support going under the direct jurisdiction of the Select Board as opposed to the Conservation Commission or Planning Board. Those who voted expressed concern that Conservation would not be as supportive of their projects, and Member Sullivan anticipated these members would resign if the transfer to Conservation went as planned.

Ms. Quirk noted that the point of the article was to directly align the Committee with the entity that controls the land on which many of their projects are proposed, in the hope that more of them would come to fruition. After a discussion of options including amending the article, combining Pathways with Complete Streets, and forming a new Trails committee under Conservation, the matter was tabled.

### **Solar (New Provision) - Lot Width (80' width revised)**

Member Mauch provided some revisions to the article, which were printed and distributed. Planner Quirk also received input from Conservation Agent Will Saunders clarifying when a site plan review would be required. The Board voted to accept all proposed changes except for a reference to "solar arrays maximum orientation."

*Motion by Chair Greenberg to accept the February 5, 2023 draft, striking "solar arrays maximum orientation" on page 11 and adopting the Site Plan Review language suggested by Conservation Agent Saunders. Seconded by Member Woodland and unanimously voted.*

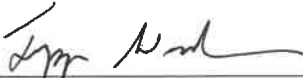
### **NEXT MEETING**

February 15, 2023 – Town Hall, Room 112, 7 PM

### **ADJOURNMENT**

*There being no further business, a motion was made by Chair Greenberg to adjourn at 8:47 PM. Seconded by Member Woodland and unanimously voted.*

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on 3.1.23.

  
\_\_\_\_\_  
Tripp Woodland, Clerk

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