**Town of Norwell**



*Office of Planning Board & Town Planner*

Norwell Town Offices, Room 112

345 Main Street

Norwell, Massachusetts 02061

(781) 659-8021

**Norwell Planning Board Meeting Minutes**

**May 17, 2023**

The meeting was called to order at 7:00 P.M. with Chair Brian Greenberg presiding and Board Members Mark Cleveland, Brendan Sullivan, and Michael Tobin present. Member Tripp Woodland 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 amended. Seconded by Member Tobin and unanimously voted.*

**CITIZEN COMMENTARY**

None

**subdivision, site plans, special permits & other projects**

**Stetson Woods**

Public Hearing, 170 Stetson Road & 196 Stetson Road

VROD Special Permit Scenic Road/Shade Tree

Chair Greenberg read the Notice of Public Hearing.

Ms. Quirk advised she had received a request from applicant to withdraw the pending Special Permit application with the expectation they would reapply under the new bylaw approved at the May 2023 which is undergoing AG review and then must be published. The applicant requested that the withdrawal be granted without prejudice and that the application fee be waived; they have also asked that the peer review go forward for the pending application based upon the most recent plan submitted, which Ms. Quirk indicated was somewhat unusual but not improper.

Taylor Corsano of Crocker Design Group noted the change in the Board’s composition was another factor in their wishing to resubmit and restart the public hearing process. They are willing to provide additional peer review funds up to $5K; Ms. Quirk noted there was currently about $3K available in the account. The Board accepted the withdrawal request without prejudice and waived the new application fee provided it was submitted within one month and the new plan included no increase in units. There was no public comment.

*Motion by Member Tobin that the Board grant the request to withdraw the Village Overlay Special Permit, Scenic Road, and Street Tree applications without prejudice and with the Board determining that the fee for the new application will be waived provided the application is received within one month from this date and is for the same number of units as the current plan. Seconded by Member Sullivan and approved 3-0-1, Member Cleveland having abstained.*

*Motion by Member Tobin to authorize Chair Greenberg to sign the Notice of Withdrawal so it can be delivered to the Town Clerk. Seconded by Member Sullivan and unanimously voted.*

**118 and 128 Parker Street** Public Meeting

ANR Application

Member Sullivan recused from the discussion and vote. Representative Paul Mirabito advised that the plan proposes an equivalent land swap. Planner Quirk noted that the updated plan shows the same preparation date but a different signature date of May 11, as well as several notes that were not on the previous application. The Board agreed there were sufficient identifiers on the new plan to endorse but urged that this practice not be repeated.

*Motion by Member Tobin to endorse the plan “Approval Not Required.” Seconded by Member Cleveland and voted 3-0-0, Member Sullivan having recused.*

*Motion by Member Tobin to approve the ANR plan and authorize Chair Greenberg to sign. Seconded by Member Cleveland and unanimously voted.*

**29 Highfield/McAvoy**

Public Meeting

Review plot plan to add impervious surfaces to confirm compliance with Wildcat Permit conditions

Tabled pending receipt of the peer review report.

**467 Washington Street**

Public Meeting

APD site plan review

Member Sullivan, as the project engineer, recused from voting on the matter. Ms. Quirk noted that about 475 sq ft of impervious surface would require pretreatment under the letter of the bylaw, but she had checked with Health Agent Ben Margro and Water Superintendent Jason Federico, both of whom indicated they had no concerns, and it was up to the Board to determine whether to require the pretreatment. The Board was comfortable not requiring pretreatment based on these consultations.

Speaking in his capacity as project engineer, Member Sullivan indicated they were willing to comply with peer review engineer John Chessia’s recommendations to lower and enlarge the trench, and conduct soil testing at the time of construction.

Planner Quirk recommended that the Board find the recharge system adequate provided Chessia’s recommendations as to trench modifications and soil testing were implemented, and suggested the Board look at revising the bylaw to reference a standard more directly related to water quality.

*Motion by Member Tobin to approve the proposed recharge system with findings as noted. Seconded by Member Cleveland and approved 3-0-0, Member Sullivan having recused.*

**APPROVAL OF MINUTES**

The minutes of the May 3 meeting were distributed and reviewed.

*Motion by Chair Greenberg to approve the Minutes of the May 3, 2023 meeting as submitted. Seconded by Member Tobin and unanimously voted.*

**REVIEW CURRENT MAIL**

The following mail was received at the Planning Office:

HANOVER, PB, GRANTED MAJOR MOD, TWO ADDITIONS, 283 COLUMBIA RD

HANOVER, PB, ZBA, GRANTED, SITE LIGHTING FOR BALLFIELDS. 253 KING ST

HINGHAM, PB, SPA,GRANTED,REBUILD SFH, 9 WOMPATUCK RD

HINGHAM, PB, SPA,GRANTED CONSTRUCT POOL AND POOL HOUSE, 26 TALBOT RD

HINGHAM, PB,SPA, GRANTED, CHANGE BUILDING USE, 26 BURDITT AVE

HINGHAM, PB, SPA, GRANTED, REBUILD SFH, 4 MANN ST

HINGHAM, PB, SPA, GRANTED, RAZE & REBUILD SFH, 166 DOWNER AVE

HINGHAM, PB, MOD DEF SUB, GRANTED, 261 GARDNER ST

HINGHAM, PB, SPA, GRANTED, MOVE EXSISTING 2 FAMILY, 135 SOUTH ST

HINGHAM, PB, DSPA, CREAT 4 LOTS, 16 & 0 BISHOPS LANE

HINGHAM, PB, SPR, RECONSTRUCT SFH, 3 PLANTERS FIELD LANE

HINGHAM, PB, SPR, RECONSTRUCT SFH, 28 & 32 UNION ST

HINGHAM, PB, SPR, ADDITION, 14 & 0 BAY VIEW AVENUE

HINGHAM, PB, SCENIC PERMIT TO REMOVE 2 RED CEDARS, 28 UNION ST

PEMBROKE, PB, SP,SP. 74 CONGRESS MULTI FAMILY HOME

PEMBROKE, ZBA, SP VARIANCE, ADDITION SFH, 15 FURNACE LANE

PEMBROKE, PB, GRANTED, CONSTRUCT ANCILLART STORAGE BLDG,29 WINTER ST

PEMBROKE, PB, GRANTED, SELF STORAGE FACILITY, 330 OLD OAK ST.

ROCKLAND, ZBA, 1200 SF 2ND STORY, 91 JOSH GRAY RD

**APPROVAL OF PENDING BILLS**

The following invoices were presented for payment:

**Vendor Description Amount**

Christopher Sullivan February 9 meeting minutes $150.00

Chessia Consulting 400 Cordwainer $140.00

Stetson Woods $1400.00

Gatehouse Media Zoning Bylaw legal ad $496.86

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

**MISCELLANEOUS**

**John Neil Drive Ext. Fees**

(Possible Fee Return Request)

The Board voted to return unused peer review funds in two escrow accounts. Planner Quirk noted there had been no activity in over a year, and applicant has indicated they do not wish to go forward with the project at this time. All review fees to consulting engineer John Chessia have been paid.

*Motion by Chair Greenberg to approve the return of the unused review fees. Seconded by Member Tobin and unanimously voted.*

**May 2023 ATM Results**

All PB sponsored articles were passed. One resident unsuccessfully attempted to amend Article 43 (ADU Housekeeping Amendments) on the floor.

Planner Quirk expects the Select Board will wait for the Attorney General’s review of the bylaw changes before appointing an alternate PB member; she will check with Town Administrator Darleen Sullivan if this can be done earlier so the alternate is available for the Stetson Woods hearings.

**Retreat Lot ZBL**

Tabled

**Planning Board Fees Discussion**

The Board discussed possible changes to the Town’s ANR fees, including increasing the fee to $250 and adding a $250 surcharge for each additional lot. Planner Quirk will look into the process to move the matter forward.

**Schedule**

The Board agreed to move the June 21 meeting to June 28, and the July 5 meeting to July 12.

**NEXT MEETING**

June 7, 2023 – Town Hall, Room 112, 7 PM

**ADJOURNMENT**

*There being no further business, a motion was made by Chair Greenberg to adjourn at 8:14 PM. Seconded by Member Cleveland and unanimously voted.*

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

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tripp Woodland, Clerk

Copy filed with: Office of Town Clerk ­­

Post to Planning Board Webpage