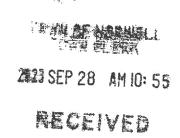


TOWN OF NORWELL

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



Office of Planning Board & Town Planner

Norwell Planning Board Meeting Minutes September 13, 2023

The meeting was called to order at 7:03 PM 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 at the Planning Office at Norwell Town Hall.

CALL TO ORDER/AGENDA

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

CITIZEN COMMENTARY

None

SUBDIVISION, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS

Stetson Woods

Public Hearing

VROD Special Permit Application / Scenic Road Application

Chair Greenberg read the Notice of Public Hearing.

Motion by Vice Chair Sullivan to open the public hearing. Seconded by Chair Greenberg and unanimously voted.

A continuation request was received at the Planning Office.

Motion by Chair Greenberg to continue the public hearing to October 11, 2023 at 7 PM. Seconded by Vice Chair Sullivan and unanimously voted.

APPROVAL OF MINUTES

The minutes of the August 16 meeting were distributed and reviewed.

Motion by Chair Greenberg to approve the Minutes of the August 16, 2023 meeting as amended. Seconded by Member Tobin and unanimously voted.

REVIEW CURRENT MAIL

The following mail was received at the Planning Office: HINGHAM, PB, DECISION, SPA, GRANTED, SFH, 34 OTIS HILL ROAD HINGHAM, PB, DECISION. SPA, GRANTED, SPA, 33 FOLEY BEACH ROAD HINGHAM, PB, SPR, SINGLE FAMILY DWELLING, 2 SHUTE AVENUE HINGHAM, PB, SP, DOWNTOWN HINGHAM OVERLAY, 57 WATER STREET PEMBROKE, PB, 45,000 SQ FT ONE STORY BUILDING, 33RIVERSIDE DR

APPROVAL OF PENDING BILLS

The following invoices were presented for payment:

Vendor	Description	Amount
CHRISTOPHER SULLIVAN	PB MINUTES, 8.16.2023*	\$ 150.00
AMAZON	OFFICE SUPPLIES*	\$ 15.98
WBMASON	OFFICE SUPPLIES*	\$ 103.34
ILANA QUIRK	OFFICE SUPPLES*	\$ 13.98
AMAZON	OFFICE SUPPLIES*	\$ 36.37

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

MISCELLANEOUS

Chair Greenberg would like to start discussing Town Meeting articles after the public hearing for Stetson Woods closes.

Survey Funds

Planner Quirk has been in discussion with the Select Board regarding small to mid-sized projects that would increase the Town's Subsidized Housing Inventory. All present discussed a possible CPC application for a survey and other preliminary work for the possible construction of one 10-12 unit building on an 8 acre site with 4 acres of upland and significant setbacks from abutters. Vice Chair Sullivan noted that six test pits and soil testing had been done with four good percs, but the testing was not witnessed by the Board of Health.

All discussed the funds required to evaluate the proposal's feasibility. An on-the-ground survey would be required at about \$8-10K along with witnessed perc testing at \$5-10K. Other necessary site work includes preliminary design work, an updated delineation, preparation of an ANR, and staking of the proposed building envelope. After some resistance, the Chair of the Community Housing Trust has shared some site information that may reduce the cost. The Board agreed after some further discussion that the CPC application should request \$50K to cover all costs.

NEXT MEETING

September 27, 2023 – 7 PM

ADJOURNMENT

There being no further business, a motion was made by Chair Greenberg to adjourn at 7:34 PM. Seconded by Member Tobin and unanimously voted.

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

Board on 9, 27. 23

Tripp Woodland, Clerk

Copy filed with: Office of Town Clerk Post to Planning Board Webpage