



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

2023 SEP 28 AM 10:55

RECEIVED

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:

<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
CHRISTOPHER SULLIVAN	PB MINUTES, 8.16.2023*	\$ 150.00
AMAZON	OFFICE SUPPLIES*	\$ 15.98
WBMASON	OFFICE SUPPLIES*	\$ 103.34
ILANA QUIRK	OFFICE SUPPLIES*	\$ 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

