**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**

**November 29, 2023**

The meeting was called to order at 7:00 PM with Chair Brian Greenberg presiding and Board Members Mark Cleveland, 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.

**CALL TO ORDER/AGENDA**

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

**CITIZEN COMMENTARY**

None

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

**Stetson Woods**

Public Hearing

VROD Special Permit Application / Scenic Road Application

Property: 170 and 196 Stetson Road

Assessing: Map 29A, Block 78, Parcels 123, 126, 164, 168

Applicant: Weathervane Stetson, LLC

Jim Bristol present for applicant Weathervane along with attorney Jeff Tocchio and project manager Taylor Corsano of the Crocker Group. Planner Quirk noted that since the public hearing was closed at the last meeting, she had created a draft decision with input from Mr. Tocchio and consulting engineer John Chessia, and suggested that the Board deliberate several sticking points that arose during the process.

Affordable Housing Restriction

The draft decision includes a condition requiring the restriction needs to be in place before the first building permit issues. Applicant would like the restriction to be tied to issuance of the occupany permit, but Planner Quirk recommends that the condition remain as is, and she will work with Attorney Tocchio and Town Counsel to finalize the restriction before construction.

Chair Greenberg asked Planner Quirk why she recommended the restriction be tied to the building permits; it would aovid a scenario where all units were sold at market rate before the restriction was on the record. Attorney Tocchio stated their concern was the condition could prevent them from receiving a permit for renovations to the two existing houses. All agreed to allow building permits to issue for the these two houses but no other permits before the restriction was finalized.

Surety Requirement

The draft decision requires a surety prior to endorsement as per the subdivision control standards. Applicant questioned this requirement, with Mr. Bristol stating no other town had required this for an age-restricted development and that their banks would require them to complete the project. Planner Quirk indicated the purpose of the requirement was to ensure that the units were not occupied before all the infrastructure was built, and recommended that it remain.

After a discussion of options including conditions ensuring the street would “never be accepted” as a Town road or allowing a surety bond to be returned in predetermined stages, a majority of the Board agreed that a surety should be required but that surety by covenant, requiring that the binder layer be applied to the road before the sale of any units, would be acceptable.

Minor Modifications

Applicant asked to be able to make minor modifications to the plans without another public hearing; Planner Quirk suggested this request be granted provided applicant file a written request to the Planning Office describing the scope of the modifications along with updated plans, with the Planning Board or its agent having discretion to approve provided there is no encroachment upon any buffer or setback and the modifications not exceed the maximum impervious surface set forth in the Special Permit. Applicant and the Board agreed to the conditions.

Arborvitae Plantings

The Board agreed to applicant’s request to plant the arborvitae 6 ft apart in a staggered row. Attorney Tocchio expressed concern that requiring the plantings to be made before issuance of the first building permit could cause the builder to rush them at the expense of viability. After further discussion all agreed that the plantings should be made by October 15, 2024.

Mr. Chessia noted that Unit 12 as proposed was located just 3 ft from the “no mow” posts marking the edge of the landscaping buffer and recommended that there be at least a 5 ft gap between the houses and the posts. Ms. Corsano expressed concern this would impact the grading in front of the houses but ultimately agreed this could be done. Applicant also agreed to provide a final copy of the Operations and Maintenance Plan to the Planning Office and the Homeowners’ Association when they take over responsibility for maintenance.

Mr. Chessia recommended changing references to “hay bale” to “silt sock” erosion control and “stormceptor” to “proprietary stormwater treatment system.” He and Planner Quirk also recommended the addition of language specifying that “any portion of the septic/stormwater system may be mowed twice a year,” and that the development not specifically prohibit individuals under 55 years of age so that the local action units could count towards the Town’s Subsidized Housing Inventory. The Board and applicant agreed to these changes.

The Board also reviewed a condition allowing the barn to be maintained by the HOA but only used for “accessory” uses, and agreed this would address the concerns raised regarding traffic backups or noise.

*Motion by Member Cleveland to approve issuance of a decision with all favorable findings and language as discussed. Seconded by Member Sullivan and unanimously voted.*

*Motion by Member Cleveland to authorize Chair Greenberg to sign the decision on behalf of the Board. Seconded by Member Tobin and unanimously voted.*

**APPROVAL OF MINUTES**

The minutes of the November 8 meeting were distributed and reviewed.

*Motion by Chair Greenberg to approve the Minutes of the November 8, 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, PH, SP, SPA, CONSTRUCT MUTLI LEVEL BUILDING, 2103 WASHINGTON ST

HANOVER, PB, DECISION, GRANTED SP, 1775B WASHINGTON STREET

HINGHAM, ZBA,PH,REVIEW OF OPPERATIONS, 211 A LINCOLN STREET

PEMBROKE, PB, PH, SUBDIVISION RESCISSION , 56 GORHAM AVENUE

ROCKLAND, ZBA, VARIANCE, TWO FAMILY HOME, 398 PLAIN STREET

**APPROVAL OF PENDING BILLS**

The following invoices were presented for payment:

**Vendor Description Amount**

CHRISTOPHER SULLIVAN PB MINUTES, NOVEMBER 8, 2023\* $ 150.00

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

**MISCELLANEOUS**

**December Scheduling**

The Board will hold a working session on December 2 to discuss possible Town Meeting articles for zoning bylaw updates. Chair Green expects Historical Commisison Chair Laurie Detwiler will be present to discuss updates to the Demolition Delay bylaw.

**2023 Authorized Signatures Certification**

The Board signed an Authorized Signatures Certification which will be recorded at the Registry of Deeds as required by law.

*Motion by Member Sullivan to authorize Chair Greenberg, Member Woodland, and Member Tobin to sign the Authorized Signatures Certification. Seconded by Member Tobin and unanimously voted.*

**NEXT MEETING**

December 2, 2023 – 7 PM

**ADJOURNMENT**

*There being no further business, a motion was made by Chair Greenberg to adjourn at 8:17 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 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

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Tripp Woodland, Clerk

Copy filed with: Office of Town Clerk ­­

Post to Planning Board Webpage