**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**

**December 20, 2023**

The meeting was called to order at 7:00 P.M. 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, Town Hall Room 112.

**CALL TO ORDER/AGENDA**

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

**CITIZEN COMMENTARY**

None

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

**12 Bobstay Lane**

Public Meeting

Accessory Dwelling Unit – Administrative Site Plan Review\*

Applicant Douglas Sanford present along with property owner Arthur Friar. Planner Quirk distributed a draft decision letter to the Board, noting that the lot lies in the Aquifer Protection District and the lot with the ADU will not satisfy the impervious coverage requirements of the District. The property owner owns the lot behind the house and intends to reconfigure the two lots by ANR to address this. Member Sullivan suggested that he simply merge the lots, but Chair Greenberg noted that the back lot could become buildable if the retreat lots bylaw is amended. Member Woodland thanked applicant for submitting detailed architectural plans.

*Motion by Chair Greenberg to endorse the draft decision approving the 10/31/23 site plan review, finding that all requirements have been met. Seconded by Member Cleveland and unanimously voted.*

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

**APPROVAL OF MINUTES**

The minutes of the November 29 meeting were distributed and reviewed.

*Motion by Chair Greenberg to approve the Minutes of the November 29, 2023 meeting as amended. Seconded by Member Sullivan and unanimously voted.*

**REVIEW CURRENT MAIL**

The following mail was received at the Planning Office:

HANOVER, PB, SP & SP APPROVAL, 1 STORY BUILDING W DRIVE THRU,2103 WASHINGTON ST

HINGHAM, PB, DECISION, SP APPROVAL, CONSTRUCT POOL, 12 BOULDER GLEN ROAD

HINGHAM, PB, GRANTED, SINGLE FAMILY HOME, 82 GARDNER STREET

SCITUATE, PB, DECISION, GRANTED W CONDITIONS, ADU, 19 HARBOR HEIGHTS ROAD

**APPROVAL OF PENDING BILLS**

The following invoices were presented for payment:

**Vendor Description Amount**

CHRISTOPHER SULLIVAN, PB MINUTES, NOVEMBER 29, 2023\* $150.00

ILANA QUIRK, OFFICE SUPPLIES, HOME DEPOT\* $33.97

DATALYST, LLC. ADOBE LICS FEE\* $319.99

CHESSIA CONSULTING HITCHING POST LANE $219.75

SCHOONER ESTATES $70.00

STETSON WOODS $658.00

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

**2024 ANNUAL TOWN MEETING ARTICLES**

Review, discussion, and potential votes on language for the following potential zoning articles:\*

Planner Quirk noted that the Planning Board’s articles would be reviewed by the Select Board and then returned to the Board for a public hearing.

**Retreat Lot**

Revisions are pending. Member Cleveland did not see a compelling reason to pursue the matter but Chair Greenberg thinks a rewrite would give the owners of such lots the option to pursue lower-impact development options.

**FEMA Floodplain Updates**

This housekeeping article will amend the bylaw to reference the most recent FEMA maps, and is needed to ensure residents in flood zones can obtain Federal flood insurance.

*Motion by Chair Greenberg to authorize Planner Quirk to send the article to the Select Board. Seconded by Member Cleveland and unanimously voted.*

**MBTA Adjacent**

Planner Quirk has revised the article in keeping with the discussions at the previous meeting and created two conforming districts, in the Accord Park and Longwater Drive industrial parks, with no residential abutters to either district. Member Cleveland noted it will be important to make it clear that the article does not propose actual construction.

Member Cleveland asked whether these areas could accommodate adequate septic infrastructure; Planner Quirk noted any proposed developments would have to comply with Title V and stormwater regulations; she thinks the law will spur development in communities with direct MBTA service first because the infrastructure is already there. Discussion ensured about the possible impacts of increased development on the schools and tax base; Chair Greenberg suggested a 10% affordable unit requirement to offset subsidized housing inventory impacts.

Karen Carroll, 25 Knollwood, suggested that the Town simply forego the grant funding that is linked to creation of the districts, but Planner Quirk advised that communities that failed to comply could face litigation from the Attorney General’s office. Ms. Carroll also asked if there were any suitable locations on the east side of Town, near Greenbush station; there are none without residential abutters.

Member Cleveland also questioned whether adding two districts would complicate the article at Town Meeting, but Planner Quirk suggested this would give residents a choice if there is pushback against either district. After some discussion, Chair Greenberg suggested that the article be sent to the Select Board as is and consider amendments later based on feedback, if any, from the SB and public.

*Motion by Member Sullivan to authorize Planner Quirk to send the article to the Select Board. Seconded by Chair Greenberg and unanimously voted.*

**Senior Living ZBL**

Planner Quirk sent the revisions discussed on December 2nd to Attorney Jeff Tocchio, representing Brightwood, and received some minor comments back. They have drawn the overlay district to include parts of Washington Street, Accord Park, and Longwater Drive. Ms. Carroll asked why the district was expanded beyond the St. Helens site. Chair Greenberg noted this helps avoid the appearance of spot zoning; it could be trimmed back if there was any pushback.

Member Cleveland would like the article to include a “bonus” provision for affordable units; another developer may be willing to add them if Brightwood won’t. Ms. Quirk will add in language based on the MBTA Adjacent article.

The matter was tabled to allow for further discussions with Brightwood regarding maximum building height. Planner Quirk suggested that the Board have another meeting to review further revisions before their discussion with the Select Board on January 10.

**Front Yard Setback**

The article will remove one of two definitions of “front yard setback” in the bylaw, which dates back to the 1960s. Planner Quirk has reviewed with ZBA Chair Lois Barbour, who had no issue deleting the definition in the second column. The Board should be ready to explain why it is recommending this change.

*Motion by Chair Greenberg to authorize Planner Quirk to send the article to the Select Board. Seconded by Member Sullivan and unanimously voted.*

**Height**

Tabled

**80-Foot / 5000 Square Foot Rule**

Planner Quirk distributed draft revisions to Section 201.9 of the Zoning Bylaw; the revisions delete Section 201.9.3.C and replace Section 201.9.5.A(2) with new standards regarding required lot dimensions based on language in the Hingham zoning bylaw. Discussion ensued regarding further edits.

Ms. Carroll asked why the Board was seeking to amend the bylaw. Member Sullivan indicated the Board was hoping to simplify the language, which he characterized as confusing; Ms. Carroll expressed concern about complicating the Town Meeting by trying to pass too many zoning articles at once. The matter was tabled to allow for further discussion.

**Aquifer Protection District**

Tabled

**Demolition Delay**

Tabled

**NEXT MEETING**

January 3, 2024 – Town Hall, Room 112, 7 pm

**ADJOURNMENT**

*There being no further business, a motion was made by Chair Greenberg to adjourn at 9:12 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 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

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(Name and Title)

Copy filed with: Office of Town Clerk ­­

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