



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

TOWN OF NORWELL
TOWN CLERK
2024 FEB 22 AM 9:41
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*Office of Planning Board &
Town Planner*

Norwell Planning Board Meeting Minutes January 31, 2024

The meeting was called to order at 7:02 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, Town Hall Room 112.

CALL TO ORDER/AGENDA

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

CITIZEN COMMENTARY

None

SUBDIVISION, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS

85 Harbor Lane

Waterways Application*
Notice of DEP Hearing

Motion by Chair Greenberg to have the Planning Board execute the acknowledgement form and to authorize him to sign it, to confirm receipt of the DEP hearing notice. Seconded by Member Tobin and approved 3-0-1, with Member Sullivan having recused himself.

Old Oaken Bucket Estates

Review of 3/2/2020 SWPPP as revised through 1/17/2024*

Tabled to allow for further revisions to the SWPPP.

APPROVAL OF MINUTES

Tabled.

REVIEW CURRENT MAIL

The following mail was received at the Planning Office:

HINGHAM, PB, DECISION. GRANTED, SPA, SINGLE FAMILY, 33 INDEPENDENCE LANE
HINGHAM, PB, DECISION, GRANTED, SHARED PARKING MODEL, 100 DERBY STREET
HINGHAM, PB, DECISION, GRANTED, SLP, SINGLE FAMILY HOME, 26 LAZELL STREET

HINGHAM, PB, DECISION, GRANTED, ADDITION, 10 BULOW ROAD
HINGHAM, PH, PB, SINGLE FAMILY HOME, 95 WOMPATUCK ROAD
HINGHAM, PH, PB, SPR, SINGLE FAMILY HOME, 7 BUTLER ROAD

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APPROVAL OF PENDING BILLS

The following invoices were presented for payment:

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Vendor	Description	Amount
CHRISTOPHER SULLIVAN,	PB MINUTES, JANUARY 3, 2024*	\$ 150.00

Motion by Chair Greenberg to approve the invoices as submitted. Seconded by Member Tobin and unanimously voted 4-0-0.

2024 ANNUAL TOWN MEETING ARTICLES

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

Demolition Delay

Tabled as HC Member Detweiler was not present.

MBTA Adjacent

Chair Greenberg noted the article is generating some discussion in Town, and recommended that the Board be ready to explain that any proposed development in the district would have to meet the septic and stormwater performance standards in order to be approved.

Dimensional Article

Front Yard Setback

201-9.4.A

The Board approved the latest draft of the article, which proposes to delete the “Measured from the Way Center Line” column in the bylaw.

Lot Frontage and Width

201-9.3.A

The Board approved a proposed change to the bylaw language, specifying that street frontage “shall be measured at the street line”.

Motion by Chair Greenberg to approve the language change to Chapter 201, Section 201-9.3, Subsection A, as proposed. Seconded by Member Tobin and unanimously voted.

201-9.3.B

The draft article adds a sentence to the existing bylaw specifying that “Lot width shall be measured through all parts of a primary building and shall be measured parallel to street frontage”.

201-9.3.C

All present discussed a change to the proposed 20 ft minimum lot width. Steve Bjorklund, 861 Main Street, suggested an increase to 40 ft, noting that this had been the standard for a long time; it takes into account grading and stormwater, and allows some flexibility as to driveway siting. After further discussion, the Board agreed to increase the minimum lot width to 40 ft.

201-9.3.D

The provision requires any structures to be erected to fit inside a 150 ft diameter circle that fits entirely inside the lot and is comprised entirely of upland. Mr. Bjorklund characterized the requirement as fitting a “square peg into a round hole,” and stated that Building Commissioner Tom Barry interprets it as meaning the entire structure has to be entirely inside the circle. Planner Quirk suggested that proposed structures that do not fit inside the circle be allowable by Special Permit or variance. The matter was tabled to the next meeting to allow for further revisions.

201-9.3.E

All present discussed an increase in required lot size from 1 to 2 acres, which Planner Quirk suggested might help the article to pass. Member Sullivan concurred, noting that abutters will be concerned about seeing these houses from their back yards and most other towns in the area had doubled the required lot size for retreat lots. Planner Quirk suggested requiring larger setbacks or smaller homes if the Board kept the 1 acre lot size, but Mr. Bjorklund opined this would adversely affect the value of lots in front with bigger houses.

Chair Greenberg pointed out that the purpose of the provision was to allow the owners of retreat lots to be buildable without resort to 40B, but indicated he was willing to increase the lot size to 2 acres to ensure all would support the article. After further discussion, all agreed to a 2 acre lot requirement but to count the accessway in the area calculation.

Member Cleveland suggested that the Retreat Lot provision be presented in a separate article, and that it be the first article to be considered at Town Meeting. Chair Greenberg had no issue with it being a separate article but he and Planner Quirk were concerned that if this article were considered first and did not pass, it would cause all the other articles to fail.

The article was tabled to allow for further revisions.

Solar ZBL

Planner Quirk has made revisions to the bylaw passed at last year’s Town Meeting based on comments from the Attorney General’s Office, which struck some of the original language and required one addition. Planner Quirk has drafted revised language for that which was stricken from Sections 201-22.4.G(6), concerning view of the field from an adjacent way, and 201-22.5.E, concerning lot area minimums. Town Counsel has reviewed and approved the changes.

A provision requiring Conservation Commission approval for pesticide application (201-22.6.C) was stricken. Also stricken was a provision in 201-22.6.H(1) that would have required payment for Fire Department training; however, Quirk recommended retention of the rest of the section language, as it imposed no other cost. Language referencing allowable liens under G.L. c.40, Section 58 also was added to Section 201-22.8.B, and the Town Clerk was authorized to make editorial and other adjustments as needed.

Motion by Chair Greenberg to vote to sponsor the Solar Article and to authorize Planner Quirk to send the article to the Select Board for referral back to the Planning Board. Seconded by Member Cleveland and unanimously voted 5-0.

MISCELLANEOUS

Public Hearings

Public hearings for the FEMA, MBTA Adjacent Community District, Senior Living, and Cell Tower overlay district articles are set for February 15.

NEXT MEETINGS

February 7 – Town Hall, Room 112, 6 PM

February 15, 2024 – Norwell Town Library, 7 PM

ADJOURNMENT

There being no further business, a motion was made by Chair Greenberg to adjourn at 9:03 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 2-21, 2024.



Tripp Woodland, Clerk

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

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