



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 6/13/2018

The meeting was called to order at 7:05 P.M. with Vice Chair Jamie Crystal-Lowry presiding. Also present were Chair Donald Mauch, Sr.; Board Members Brendan Sullivan and Scott Fitzgerald; and Town Planner Kenneth Kirkland. Mr. Mauch arrived at 7:25 PM. Unable to attend was Patrick Campbell. The meeting was held in the Planning Office.

CALL TO ORDER/AGENDA

Motion by Member Sullivan to open the meeting. Duly seconded and unanimously voted.

APPROVAL OF MINUTES

The minutes of the June 6, 2018 meeting were distributed and reviewed.

Motion by Member Sullivan to approve the Minutes of the June 6, 2018 meeting as submitted. Duly seconded and unanimously voted.

BILLS

The following invoices were presented for approval:

Christopher Sullivan	Meeting Minutes	\$150.00
Chessia Consulting	10 Washington St.	\$1020.00
	111-119 Washington St.	\$1092.00
	Schooner Estates	\$1200.00
	Old Oaken Bucket Estates	\$2760.00

Motion by Mr. Fitzgerald to approve the invoices as submitted. Duly seconded and unanimously voted.

SUBDIVISIONS AND LAND DEVELOPMENTS

Old Oaken Bucket Estates – 26-Lot Residential Subdivision
 Continued Public Hearing
 Definitive Subdivision Plan
 Winter Street, Cross Street, Old Oaken Bucket Road
 Assessor's Map 9D, Block 49, Lots 1, 35, 62, & 65

Applicant John Kopacz present along with Attorney Walter Sullivan and Jeff Hassett, Morse Engineering. Also present was the Board's consulting engineer John Chessia and about 6 area residents.

Motion by Mr. Fitzgerald to open the continued public hearing. Duly seconded and unanimously voted.

Mr. Hassett summarized changes to the site plan after the PB's site visit in April and in response to comments from Mr. Chessia. He advised that the intersection of Road A with Cross Street had been moved to the base of the hill on Cross; this reduces the intersection to a 60 degree angle and eliminates the previous need for a waiver.

They have also added a swale on the uphill side of Road A to its high point; this would run parallel to the sidewalk and would capture surface runoff. Also added were a basin and a constructed wetland to provide additional treatment for stormwater runoff. Mr. Hassett noted that these changes had resulted in the loss of Lot 27, leaving 26 buildable lots.

Mr. Hassett also advised they had submitted a letter from the USDA-NRCS stating that the remaining bog system has more than enough capacity to store a 100-year stormwater volume; they would be submitting calculations to confirm this statement. They also added a narrative addressing what happens when bogs are abandoned, stating that such bogs typically revert to wetland and require little maintenance.

Other changes included the addition of a 25-foot landscape buffer to the rear of Lots 1-5 and Parcel E. An additional 50-foot buffer was added behind Lots 18-26 to create a buffer around the bog and promote a better visual effect from Winter and Cross Streets. They have also added buffers along the lot lines to allow for tree plantings between the lots.

Mr. Hassett also advised that they were concurrently permitting with the Conservation Commission. A planting plan and habitat enhancements were being vetted by the Commission, and they anticipated further revisions. He requested that the matter be continued to July 25 to focus on the outstanding stormwater management systems.

At this point, Mr. Hassett took questions from the Board. In response to a query from Member Sullivan, he advised that the swale would go under Road A and eventually empty into the lower reservoir.

In response to a query from Ms. Crystal-Lowry, Mr. Hassett confirmed that a cluster of trees near the Road A-Cross Street intersection would be saved under the realignment. She also asked about discussions with the abutter to the intersection about driveway access to Road A. Mr. Hassett indicated they would prefer not to provide that connection under the new Plan, but that they could do so, if necessary, in a way that would save the cluster of trees.

Mr. Chessia then summarized his report to the Board, noting that how the drainage functions would be critical to deciding upon the applicant's waiver request. He had some concern with the existing storm drain locations and suggested that testing may be needed to confirm where the water goes. He also noted that some of the site is jurisdictional to the Conservation Commission, and that their

input and approval will be required for the project to go forward as planned. Planner Kirkland will invite the Commission to attend the July 25 PB meeting.

Mr. Kopacz advised that the drainage system was designed to capture every bit of water possible, and that the drainage pipes fed into the irrigation system. Mr. Chessia requested that this be added to the site plan. In response to a query from Member Sullivan, Mr. Hassett advised that they are currently looking into the DEP waiver process for the drainage system.

Ms. Crystal-Lowry stressed the need for stormwater calculations taking into account the worst-case scenario of bogs being abandoned. Mr. Hassett indicated they would be running the calculations based on the assumption that all of the irrigation boards had been removed and no one was running the bogs. Kopacz added that the lowland bogs had been engineered to avoid "flash flood" scenarios. Ms. Crystal-Lowry requested that they provide more information as to how the bogs operate with the drainage calculations.

Mr. Kirkland reiterated that they would need to show what happens in all worst-case scenarios, i.e., no boards or controls. He noted there had been many recent big rainstorms, and the system must be designed for the same "100 year storm" that all Applicants must plan for. The calculations need to show they have the size, volume, and capacity to handle that volume in order for the PB to consider the waiver. He added that Mr. Chessia had requested that the calculations be provided by the end of the day on June 22nd to allow time for him to review.

Motion by Member Sullivan to continue the public hearing to July 25, 2018, at 7:15 PM. Duly seconded and unanimously voted.

After the preceding motion, the meeting was reopened to allow for resident questions.

Motion by Member Sullivan to temporarily reopen the hearing. Duly seconded and unanimously voted.

Attorney Harold Moody, representing the Cross St Realty Trust, noted that the 25-foot buffer adjoining his clients' property encompasses natural woodland, and asked whether the Applicant could increase this buffer to 50 or 75 feet and still have buildable lots. He also noted that the buffer adjoining the bogs was 50 feet and asked why that one was bigger. Ms. Crystal-Lowry indicated this was to protect the view of the bogs from the street and hide the houses; Member Sullivan added that this buffer abuts a resource area and a working bog.

The discussion then turned to the Parcel E. Attorney Sullivan advised that this parcel wouldn't be used for structures, but that homeowners might purchase portions of it to allow them to add bedrooms to their houses. Ms. Crystal-Lowry objected to the creation of a land-locked parcel to potentially be used for that purpose. Mr. Chessia believed that portions of the parcel could only be appended to adjoining lots. Planner Kirkland noted that the Board could, at its discretion, require that the parcel be appended to adjoining lots as a condition of the project's approval.

Motion by Mr. Mauch that the PB establish a position whereby Parcel E has to be appended to an existing lot or taken off the plan completely. Duly seconded and unanimously voted.

In response to a question from Karen Joseph of Winter Street, Attorney Sullivan indicated there was no intention at this time that the development roads become public ways. Ms. Joseph followed up with questions about the proposed swale, noting that the Town was filling them in alongside town roads. Mr. Chessia pointed out that the proposed swale would not be directly adjoining the road so it would not present the same safety hazard as some of the swales on town roads. Mr. Hassett also clarified that the street trees would be planted along the edge of the swale.

Motion by Member Sullivan to continue the public hearing to July 25, 2018, at 7:15 PM. Duly seconded and unanimously voted.

Freight Farm – 10-Unit Container Project
Public Informational
Site Plan Review
Queen Anne's Plaza / 10 Washington Street
Assessor's Maps 5D and 11B, Block 17, Lot 15

David Webster present for Federal Realty Investment Trust, the entity that owns Queen Anne Plaza, to discuss a proposal for a containerized vegetable growing operation in surplus parking spaces in back of the plaza. This would involve up to ten self-contained growing containers and take up 24 spaces. Each farmer would be a strictly wholesale operator. The system would use a closed-loop irrigation system, and he stated that each container would use about 5 gallons of water a day. Wastewater would be removed offsite and used to water gardens, and would not be discharged into the stormwater system.

The containers would be dropped off on-site and remain where placed. The units would operate year-round, and each unit would yield 2-4 tons of vegetables annually. The containers themselves will require a variance from the ZBA.

Mr. Kirkland discussed his memo to the Board, noting the site was located to rear side of the Big Y supermarket, not in customer parking. The containers were self-contained and would be placed on existing impervious service. The location already has similar structures such as dumpsters and unloading tractor trailers. He characterized it as a minimal impact proposal involving a desirable new technology.

In response to a query from Mr. Sullivan, Mr. Webster indicated that each container would have an air conditioning unit that would probably generate a small but not significant hum. Mr. Mauch asked whether the containers would be visible from the road. Webster indicated they may be, but they would be located to the rear of the lot, behind the loading area for Big Y.

Mr. Mauch agreed the proposal involved an innovative technology that may be successful, but didn't think it was consistent with the rural characteristics of the town. He expressed concern about getting enamored with new technologies at the expense of other considerations such as precedent, noted the risk of temporary structures becoming de facto permanent structures, citing Highway Department storage trailers as an example, and indicated he could not support the proposal.

Ms. Crystal-Lowry clarified that her support for the proposal was based not on its innovation but on what she characterized as a good use of a currently paved area not being used.

Consulting Engineer Chessia then discussed his site plan review, noting that additional details were needed as to how water would be removed and how the units would be supplied with power. Mr. Webster indicated the units would be powered by service from an adjacent utility pole, leading to a meter on the first container. The Trust will cover the cost of powering the units. Mr. Webster added that they would make it a condition of license that wastewater be removed offsite.

Mr. Chessia also indicated that the proposal should be reviewed for conformance with the existing approved site plan. Mr. Mauch indicated that it was the job of the Planner to conduct this research. Planner Kirkland advised that he had researched the original Record Site Plan dated April 22, 1987, and indicated that the site has essentially remained the same since then except for the removal of several landscaped parking islands. Although dimensionally the proposal triggers a site plan review, he indicated that its impacts did not, and felt the proposal was substantially in conformance with the Record Site Plan.

Motion by Member Sullivan to approve the Town Planner's recommendation to issue a positive recommendation to the ZBA. Duly seconded and approved by a 3-1 vote, Mr. Mauch having voted no.

MISCELLANEOUS

Planning Board Reorganization

Motion by Mr. Mauch to elect Brendan Sullivan Chair and Jamie Crystal-Lowry Vice Chair of the Planning Board. Duly seconded and unanimously voted.

Motion by Ms. Crystal-Lowry to elect Scott Fitzgerald as Clerk of the Planning Board. Duly seconded and unanimously voted.

The Board briefly discussed changes to liaison assignments. Ms. Crystal-Lowry advised that Mr. Campbell had expressed an interest in being liaison to the Community Preservation Committee; Mr. Mauch also expressed an interest in the posting. Messrs. Fitzgerald and Sullivan both expressed interest in being liaison to the Carleton Property Committee.

Subcommittee Liaison Updates

No updates were available.

Appointments

Following the Board's reorganization, Member Mauch suggested that the committee liaisons be appointed given that a quorum was present. Mauch expressed that he thought it was a good thing for members to be given exposure to other committees and expressed an interest on his own behalf to serve on the Community Preservation Committee. Vice Chair Crystal-Lowry suggested that the Board wait until Member Campbell was present since he had also previously expressed to her an interest in a number of committees among which was the CPC.

Member Scott Fitzgerald then expressed an interest in serving as the PB's liaison to the BOS's Carleton Fields Use Committee but then deferred after Mr. Sullivan said he had been asked by Selectman Alison Demong to submit his own application. Messrs. Fitzgerald and Sullivan are interesting in serving as the Carleton Fields Use Committee liaison. Member Mauch expressed his strong dismay over what he believed had become an all-to-common occurrence in Norwell with certain town officials more interested in packing their favorite boards and committees with

their friends and cronies rather than allowing the process to play out impartially contrary to what they've publicly stated.

Mr. Mauch's dismay prompted Member Fitzgerald to inquire as to why he had become recalcitrant toward the Board after having collegially served it so effectively. Mauch then shared with Board Members the fact that he had recently received a call informing him that BOS Chair Ellen Allen had been overheard in the Town Hall telling someone that "Mauch had to go," and suggested that such a statement had left him with little enthusiasm or incentive.

Member Mauch questioned as to whether or not it would be better if he simply relinquished his seat on the Board so that the BOS could pack the PB with one of their own choosing, after which, he departed from the meeting just prior to its adjournment.

TOWN PLANNER'S REPORT

Mr. Kirkland discussed a policy manual he has drafted to set forth Board member roles and responsibilities, protocols, and rules and regulations. He will print out and distribute to Board members at a future meeting. Ms. Crystal-Lowry noted that the Board had discussed the creation of a manual in the past, and had asked Mr. Kirkland to undertake the task to better define these roles and responsibilities.

The Board will take a vote to adopt the manual once it has been circulated and reviewed. Ms. Crystal-Lowry suggested that it be posted to the Web site once it has been finalized and approved.

NEXT MEETING

June 27th 2018 – Town Hall, Room 112, 7 pm

ADJOURNMENT

There being no further business, motion was made by Mr. Fitzgerald to adjourn at 8:49 P.M. Duly seconded and unanimously voted.

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on July 25, 2018.



Scott Fitzgerald, Clerk


Copy filed with: Office of Town Clerk
Planning File

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