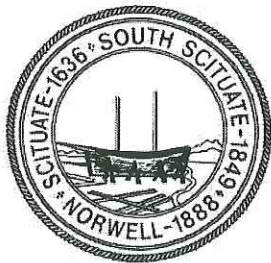


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TOWN OF NORWELL
Norwell Town Offices, Room 112
345 Main Street
Norwell, Massachusetts 02061
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Office of Planning Board &
Town Planner

**Norwell Planning Board Meeting Minutes
6/27/2018**

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2018 JUL 26 AM 8:58

TOWN OF NORWELL
TOWN CLERK

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

CALL TO ORDER/AGENDA

Motion by Ms. Crystal-Lowry to open the meeting. Duly seconded and unanimously voted.

APPROVAL OF MINUTES

The minutes of the June 13, 2018 meeting were distributed and reviewed. Mr. Kirkland noted that he had added the revisions provided by Mr. Mauch.

The Board discussed the characterization of the interest of Members Sullivan and Fitzgerald in being Board liaison to the Carleton Property Committee, and whether Fitzgerald had deferred to Sullivan's application. This was not the impression of Members Sullivan and Crystal-Lowry; Mr. Mauch agreed that Mr. Fitzgerald was interested in being liaison but his impression was that Mr. Fitzgerald would defer to Mr. Sullivan if the latter were interested in the post. After further discussion, Mr. Kirkland was asked to add a sentence to the minutes indicating that both were interested being the liaison to this committee.

Motion by Ms. Crystal-Lowry to approve the Minutes of the June 13, 2018 meeting as amended. Duly seconded and approved by a 3-0 vote, Mr. Campbell having abstained.

BILLS

The following invoices were presented for approval:

Christopher Sullivan	Meeting Minutes 6/13/18	\$150.00
Christopher Sullivan	Meeting Minutes 6/27/18	\$150.00

The following returns of engineering review fees were also presented:

Audi Norwell & Norwell Porsche	\$972.50
4 Whiting St.	\$584.50
10 Washington St.	\$3980.00
Hingham Lumber /711 Main St.	\$2310.66
141 Longwater Dr.	\$3829.95
Stetson Estates	\$2233.58
600 Longwater Dr.	\$73.50

Motion by Ms. Crystal-Lowry to approve the invoices as submitted. Duly seconded and unanimously voted.

SUBDIVISIONS AND LAND DEVELOPMENTS

Bay Path Square – 3,500 sq. ft. Commercial Addition

Site Plan Review

Bay Path Square / 111-119 Washington Street

Assessor's Map 11B, Block 20, Lots 11-13

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Josh White present for J.K. Holmgren Engineering on behalf of property owner Hajjar Management.

Mr. White discussed a plan for an addition to the side of an existing retail building, with additional parking and landscaping changes. The proposal would add two retail units to the site, and pave the rear of the building to allow for additional parking (68 spaces total), two loading spaces, and delivery vehicle turnaround. Mr. White noted that there had been issues with meeting greenspace requirements on the site, and advised they proposed to install permeable pavers in the existing sidewalk and add trees to the site as part of a plan to address these issues.

Mr. White noted that drainage on the site was limited; they propose install an underground infiltration system to handle additional the parking and roof runoff, as well as two catch basins in the front parking lot. Soil testing was conducted onsite on June 13, and was witnessed by the Norwell Board of Health and consulting engineer John Chessia. In response to a query from Mr. Sullivan, there are two existing systems on-site for the two current tenants. They are proposing one standalone system for the addition that is currently under design.

In response to a question from Mr. Campbell about how the dumpster pads would work in relation to the parking in the area, Mr. White indicated they have an alternate location for the pads if needed.

Mr. White noted that Mr. Kirkland had recommended that they address the tendency of A Fox & Hounds to use part of the lot as a cut-through to their building adjacent to this site. The plan adds trees to eliminate this cut-through.

Ms. Crystal-Lowry pointed out that much of the proposed landscaping, including the addition of two trees in front, was supposed to have been done years ago as part of the original site plan. Thus, much of the proposal was not so much an enhancement as bringing the site into compliance with the original requirements.

Mr. Mauch asked whether a study of the traffic impacts would be forthcoming. Mr. White indicated there would be a study, and they estimated that the two units would add about 66 trips

per day. Mr. Mauch pointed out that this analysis would need to take into consideration the significant existing traffic issues in the area.

In response to a question from Mr. Sullivan, Mr. White indicated there would be an awning over the sidewalk in front of the building. Mr. Campbell pointed out that this impervious awning would negate the benefit of using pervious pavers in the sidewalk, and asked whether the pavers had been added solely to meet the minimum greenspace requirement, to which Mr. White responded yes.

Mr. Chessia indicated that the plans should include all elements of the existing stormwater management system as well as additional data on the new system. The proposed septic system should also be added to the plan once it has been designed, and more information was needed on stormwater flows. He also indicated that easements would be needed from the Northern and Eastern abutters, and these should also be added to the plan.

Chessia noted in closing that he had recently received a new plan which he is currently reviewing. He suggested that all parties meet again once the updated plan has been reviewed.

The Board also discussed ways to address the coverage issues, including merging lots or removing the ring road. Mr. Chessia pointed out that the ring road was needed for trucks to access the rear of the building. Although several adjoining lots had common ownership, linking them would require the removal of some pavement and would trigger additional site plan reviews. Mr. Mauch pointed out that Hajjar could have resolved the impervious surface issues in their previous proposal by reducing the building size to 4500 sq. ft.

Ramona Caruso, 30 Grove Street, pointed out that a significant number of A Fox & Hounds customers come out of that property's rear driveway onto Grove Street, and she would have an issue with any plan that added significantly more traffic to the area. Chair Sullivan requested that this customer traffic be looked at in the traffic study. Mr. White indicated they believe the study will show Fox & Hounds to be busy in the morning and evening, and On Rye to be busy in the afternoon.

Mr. Mauch inquired why there were two different Fox & Hounds locations in such close proximity, noting that the transfer of dogs added traffic to an already congested location. Mr. White indicated that they were trying to obtain additional information about how these locations worked together.

Richard Ricciardi, also of 30 Grove Street, asked whether there could be limitations on what businesses went into the new units. Mr. Mauch indicated that this was a zoning question not under the PB's jurisdiction. In response to a follow-up from Ms. Caruso, Ms. Crystal-Lowry indicated the PB could not recommend a specific use to the ZBA, as it had no authority with respect to limitations of use.

Mr. White took the Board's commentary under advisement and the Board is awaiting further action by the Applicant.

Schooner Estates – 12-Lot Residential Subdivision

Public Hearing

Definitive Subdivision Plan

Stetson Road

Assessor's Map 29A, Block 76, Lots 4, 6, 8-11, 17, 18, 20, & 43.

Mark McSharry present for Stetson Road LLC; Al Loomis and Brad McKenzie present for McKenzie Engineering Group; about 12 area residents present.

Motion by Ms. Crystal-Lowry to open the public hearing. Duly seconded and unanimously voted.

Mr. Campbell read the Notice of Public Hearing.

Mr. Loomis discussed applicant's proposal for a traditional subdivision off Stetson Road near Till Rock and Fox Hill Lanes. Extensive soil testing witnessed by the Board of Health indicated the presence of glacial till soil. An ORAD was issued for the wetlands delineation by the Conservation Commission in February, 2017.

The plan includes two roads branching off of Stetson to nine buildable lots. Three other lots are occupied by single-family residences which would remain. The drainage system was designed to direct all stormwater from the roadway system into an infiltration basin which would then overflow into a constructed wetland to provide additional runoff treatment.

The homes are estimated to be about 3600 square feet each. For the purpose of drainage calculations, the plan shows homes of approximately this size along with driveways, individual septic systems, and some pools. The plan shows a sidewalk on one side of the development road; they are requesting a waiver of the requirement for a sidewalk on both sides of the road.

In response to a query from Mr. Campbell, Mr. Loomis indicated that the purpose of the two entrance roads was to avoid having a dead-end cul-de-sac road that exceeded the permitted length. Ms. Crystal-Lowry noted that several roads in the area already merged in with Stetson, and felt it was not advantageous to add a second road simply for the purpose of not needing a waiver. Mr. Loomis and Mr. McKenzie indicated they were agreeable to having just one entrance if the Board would entertain a waiver of the road length requirement.

Ms. Crystal-Lowry also asked why there was not a continuous sidewalk on both sides of the road. Mr. Loomis noted that most of the houses were sited on just one side of the road. Ms. Crystal-Lowry pointed out that a continuous sidewalk would provide a safe place for area residents to walk and thereby benefit the town. Mr. Loomis indicated they would entertain the request.

Mr. Campbell also asked whether the applicant had considered an OSRD for the site, noting there had been a previous plan for an OSRD on the site. Mr. McKenzie stated that they did consider an OSRD initially, but opted to pursue a traditional subdivision. He indicated that larger houses on larger lots were more marketable. Since under the town bylaw developers did not receive additional lots by building an OSRD, he felt there was no incentive for them to do so.

At Ms. Crystal-Lowry's request, Mr. Kirkland briefly advised those present that an OSRD was a clustered subdivision in which developers were allowed to build on smaller lot sizes than the 1 acre required for traditional subdivisions, provided that a certain percentage of land be dedicated as open public space. Additionally, certain zoning requirements as to frontage and setback can be reduced or waived.

Mr. Sullivan observed that Lots 10 and 11 did not appear to be conforming; Loomis acknowledged that the garage for Lot 10 was within the 50-foot setback. Lot 11 was under agreement with Stetson

Road LLC and could be adjusted. Both entrances met the offset setback requirement for adjacent roadways.

Mr. Sullivan indicated that if the development eventually had one entrance through a waiver, he would like to see a sidewalk extended to adjacent portions of Stetson; Ms. Crystal-Lowry agreed that this may be an attractive compromise. Mr. Mauch mentioned a contribution to the PB's Pedestrian Improvement Fund as another option.

At this point, Mr. Sullivan asked Mr. Loomis to summarize the waivers they were seeking. In addition to the requirement for sidewalks on both sides of the street, these included waivers for the requirement for contours extending 100 feet beyond property boundaries (no impact on abutters); side slopes for the stormwater basins (3:1 on outside basin to reduce footprint in grading); and maximum depth in 2- and 100-year storms.

Mr. Loomis noted that primary and secondary electric lines were shown on the plan, but they were unable to show the exact location of any underground utilities until the PB signs off on a plan.

In response to a query from Ms. Crystal-Lowry, Mr. Loomis indicated that they did not plan on installing street lights at this point given the number of houses and driveways; he noted that property owners in these subdivisions typically installed post lights at the end of their driveway. Ms. Crystal-Lowry noted that the Board had received comments as to insufficient lighting in the area. Mr. Mauch asked whether the applicant intended to keep the road private. Mr. McSharry indicated this was not their intent, but there would be a HOA for maintenance and lighting.

Mr. Chessia indicated that the plan needed more detail along the road, including a sight distance plan and roadway profile, to show it meets all the applicable requirements. He also noted that the wetland line in Lot 12 was not approved in last year's ORAD and needs to be confirmed.

He additionally suggested that the PB take note of some of the existing features on the site, including well-maintained stone walls and mature trees, and that the developer redesign the road to try to save some of these features. A discussion ensued about how the subdivision road was determined, with Mr. Loomis indicating that providing adequate frontage and area for the lots were the main considerations. Ms. Crystal-Lowry proposed that the applicants identify the locations of stone walls and mature trees on the property and look at ways to reconfigure the road in keeping with Chessia's suggestion. Mr. Campbell agreed there seemed to be potential for the road to be designed more around the land.

Planner Kirkland observed that developers tended to design subdivision roads based on a predetermined number of lots, and roads that better conformed to the natural features of a property may require fewer waivers. Mr. McKenzie agreed they could try to avoid pre-existing trees and walls in the redesign, but pointed out that the road location was not flexible at certain locations. Mr. Loomis added that there were many such features on site and saving all would not be feasible. Ms. Crystal-Lowry agreed but would like more proof that such features were taken into consideration in designing the site.

Mr. Mauch felt that the PB at times placed an overemphasis on maintaining the aesthetic features of the property, and expressed concern this could raise costs to the point that developers applied for 40B projects. He agreed it was important to try to maintain as many of these features as possible, but to be prudent and balanced in doing so.

At this point, the meeting was opened to comments from the public. Kerry Stein 127 Stetson Road, advised that they would be putting in a driveway next to their stone wall in an area abutting the property. Greg Stein, also of 127 Stetson, added that the plan had been already permitted. He had left messages for the Mr. McSharry and his contractor, but stated that Mr. McSharry was not returning phone calls from him or other abutters. Mr. Campbell pointed out that if the Steins put in their driveway, it would raise a question as to whether the access road could be located where proposed.

Mr. Mauch asked Mr. McSharry whether he had received information about the driveway project; McSharry indicated he was aware the Steins had talked about it, and thought he observed staking at one point, but said they hadn't done anything about it. He was unsure whether the proposed driveway had been brought to the attention of the project engineers, and thought the Steins' project may have been filed in response to his project. Mr. McKenzie commented, if so, which project gets built would be a matter of who got there first.

Mr. Sullivan asked whether the Steins' driveway could exit onto the subdivision road. Mr. McSharry indicated they would be willing to accommodate this request. Mr. Stein expressed concern that doing so would require that they disturb a stone wall on their property, which would require Historic Commission permission. Mr. Loomis replied that only they, and not the Steins, would have to appear before the Commission. Mr. Sullivan clarified that property owners can disturb a stone wall on their private property if it is not on a public way.

After conferring with Mr. McSharry, Mr. McKenzie advised that, if the project were approved with the road in its current location, Mr. McSharry would be willing to grant the Steins a right of way to access the new road or he would consider conveying approximately 8000 square feet to them for this purpose.

Ms. Stein also asked about buffer plantings between their property and the raised septic system on the adjoining lot. Mr. Loomis indicated they could talk to Mr. McSharry about trying to maintain some kind of buffer. Mr. McKenzie agreed this could be discussed, and pointed out that the septic field would not go up to the wall between the lots. In response to a follow-up question from Ms. Stein, Loomis indicated there was approximately 20 feet of room for buffer plantings between the two lots.

Ms. Crystal-Lowry inquired about the possibility of moving the system on this lot. Mr. Loomis indicated they could probably move it forward 2-3 feet, but that they were limited by Board of Health regulations in terms of where they could place the system. Mr. McKenzie indicated they would look at this lot in greater detail.

In response to a follow-up query from Mr. Mauch, Mr. McSharry stated that he would be willing to meet with the Steins to discuss their concerns.

Gary Jan Ladell, 82 Stetson, pointed out the area had a lot of vehicle and pedestrian traffic, and asked whether a traffic study had been done. Mr. Loomis advised they had done a sight line analysis but did not have actual traffic numbers at this point. He felt a traffic study would likely find the level of service to be adequate.

Mr. Ladell also asked about displacement of wildlife. Mr. Loomis felt this would be minimized by the presence of adjacent town-owned property and Conservation Commission regulations requiring 50-foot "no-disturb" buffers around any wetlands.

Mr. Ladell also took exception to Mr. McKenzie's comment regarding the Steins' driveway project and whose project was first.

Bob Palmer, 89 Stetson, asked how his property would look once the development was built. Mr. Loomis indicated it would look largely the same, as he abuts a buffer zone to a wetland.

Andrew Mahoney, 95 Stetson, asked how drainage from lots 11 and 10 might impact his property. Mr. Loomis pointed out that the existing grades run in the opposite direction, and the current drainage is likely to improve because the roadway system will capture most of the runoff from these lots.

Larry Leff, 63 Stetson, asked about the size of the houses. Mr. Loomis estimated them to be about 3600 square feet; they didn't know exactly what would be built on each lot but they tried to capture the likely house sizes on the plan so they wouldn't have to revise their drainage calculations later. In response to a follow-up from Mr. Campbell, he indicated the square footage included garages.

Mr. Mauch observed that in his experience, adversarial relationships between developers and abutters occurred primarily due to a lack of communication. Although the PB can't mandate a certain level of communication, it did encourage all parties to get together in their own venue to try to settle issues and reach common understandings. He strongly suggested that all parties make an honest attempt to do this between hearings, while it was still early in the process.

Ms. Crystal-Lowry agreed that better communication was vital in this project; she suggested that the applicant think of possible redesigns and set up a neighborhood meeting where abutters can comment. Mr. Campbell added that a site walk with the abutters may be useful. Mr. McKenzie indicated in closing that they would meet with the abutters and look to redesign the layout to incorporate comments and feedback prior to addressing the more technical issues.

Mr. Kirkland urged that the applicants take the necessary time to resolve issues with the abutters before doing the redesign. At Mr. McKenzie's request, the matter was continued to July 25, on which date the hearing will be continued to another date certain.

Ms. Crystal-Lowry clarified to those present that the hearing on July 25 would be opened and then continued without discussion. Mr. Kirkland further advised that no additional notifications would be sent for continuations of the public hearing, and suggested that they keep track of continuation dates through the posted meeting minutes and agendas.

Motion by Ms. Crystal-Lowry to continue the public hearing to July 25 at 7:15 PM. Duly seconded and unanimously voted.

MISCELLANEOUS

Committee Liaison Appointments

Ms. Crystal-Lowry noted that, although she was still interested in being the Board liaison to the Community Preservation Committee (CPC), she agreed with Mr. Mauch's statement at the previous meeting about the value of rotating assignments and would step down to give another

member the opportunity to serve. She then expressed interest in becoming liaison to the Pathway Committee.

Mr. Campbell advised he was interested in being CPC liaison because he was interested in all of the applications of CPC funds and had attended a MAPC seminar on their disbursement. At the previous PB meeting, Mr. Mauch stated interest in serving as PB liaison to CPC, but indicated that since multiple people were interested in being the liaison to CPC, would withdraw his previous statement of interest and asked to be liaison for Complete Streets.

Mr. Campbell also advised that the PB had a designated seat on the Capital Budget Committee. Mr. Mauch indicated he would take this seat if it were still open at the next meeting.

Motion by Ms. Crystal-Lowry to appoint Mr. Campbell the PB liaison to the Community Preservation Committee. Duly seconded and unanimously voted.

Motion by Mr. Sullivan to appoint Mr. Mauch the PB liaison to the Complete Streets Committee. Duly seconded and unanimously voted.

Motion by Mr. Mauch to appoint Ms. Crystal-Lowry the PB liaison to the Pathway Committee. Duly seconded and unanimously voted.

The Board discussed the composition of the Carleton Property Committee. Mr. Mauch confirmed Mr. Campbell's understanding that the PB would have a dedicated seat on the committee, and that the PB could designate who occupies that seat. Mr. Campbell also pointed out that the Committee, in addition to having dedicated seats for the PB and other entities, would have at-large seats that any resident could apply for.

Mr. Mauch clarified that his statements at the previous meeting were intended to reflect his objection to the practice of an elected official asking for a specific individual's application, and the way in which he perceived it affected the appointment process, and were not an objection to Mr. Sullivan or any specific member serving on the Carleton Committee.

Mr. Sullivan advised he had advised Selectman Alison Demong that Mr. Fitzgerald was also interested in being the PB liaison. He and Ms. Crystal-Lowry indicated they would prefer that all members be present to discuss and vote on this liaison.

Mr. Mauch pointed out that it was never certain when all members would actually be present at a meeting, but Ms. Crystal-Lowry felt there no rush, as the Carleton Committee was not meeting yet, and she would like to be able to question the candidates as to the nature of their interest.

Motion by Ms. Crystal-Lowry to wait until all Board members who have expressed interest in being the Carleton Property Committee liaison are present before a vote. Duly seconded and unanimously voted.

TOWN PLANNER'S REPORT

Mr. Kirkland advised he will be on vacation from August 2nd through the 26th. There are no pending legal actions and nothing due during this period. Administrative Assistant Nicole Pelletier will handle the processing of ANRs and other business in his absence.

NEXT MEETING

July 11th, 2018 – Town Hall, Room 112, 7 pm

ADJOURNMENT

*There being no further business, motion was made by Ms. Crystal-Lowry to adjourn at 10:12 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 25th, 2018.

Scott Fitzgerald, Clerk

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

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