



Office of Planning Board &
Town Planner

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

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2018 OCT 10 PM 7:15

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Norwell Planning Board Meeting Minutes 9/12/2018

The meeting was called to order at 7:05 PM with Chair Brendan Sullivan presiding. Also present were Board Members Donald Mauch Sr., Scott Fitzgerald, and Patrick Campbell; and Town Planner Kenneth Kirkland. Unable to attend was Vice Chair Jamie Crystal-Lowry. Mr. Mauch arrived at 7:20 PM.

CALL TO ORDER/AGENDA

After a motion was made by Mr. Fitzgerald and seconded, it was unanimously voted to approve the agenda as submitted/amended.

APPROVAL OF MINUTES

The minutes of the August 8, 2018 meeting were distributed and reviewed.

Motion by Mr. Campbell to approve the minutes of the August 8, 2018 meeting as written. Duly seconded and approved by a 2-0 vote, Mr. Fitzgerald having recused.

BILLS

The following invoices were presented for approval:

Christopher Sullivan	Meeting Minutes	\$150.00
Chessia Consulting Services	9 Cordwainer Drive	\$180.00
	Old Oaken Bucket Estates	\$3,589.00
		\$1,200.00
		Total = \$4,789.00
	111-119 Washington Street	\$1,080.00
		\$189.00
		Total = \$1269.00
	Norwell Estates	\$129.00
		\$369.00
		Total = \$498.00
	61 Accord Park Drive	\$1,920.00
		\$509.00
		Total = \$2429.00

Kenneth Kirkland	ASPA membership renewal	\$60.00
Complete Streets	(Split CS Grant)	\$365.64

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

SUBDIVISIONS AND LAND DEVELOPMENTS

Schooner Estates – 12-Lot Residential Subdivision

Continued Public Hearing

Definitive Subdivision Plan

Stetson Road

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

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Mark and John McSharry present for Stetson Road LLC; Al Loomis and Brad McKenzie present for McKenzie Engineering Group; also present were several area residents.

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

Mr. Loomis advised that they had met with several abutters since the previous meeting and revised the plan accordingly. The new plan eliminates one of the original two access roads, leaving a single, 1100-foot long serpentine road that would require a waiver regarding maximum dead-end road length. This road has been shifted further away from the Stein property to avoid conflict with a new driveway on their property.

Mr. Loomis indicated they had met with Mr. Griffiths, 159 Stetson Road, and that he had expressed interest in having access to his frontage through the subdivision road. This has been written into the plan, along with electric and water connections; Griffiths expressed satisfaction, but asked whether Drainage Parcel A could be reduced further in size. Mr. Loomis indicated that the parcel had already been shifted further away from Mr. Griffith's parcel; they will try to reduce it as much as they can based on the stormwater calculations.

Also included in the updated plan is a gravel access road for emergency vehicles that will also provide easement for a water main. Mr. Kirkland will point this out when he sends the plan to the Police and Fire Chiefs for comment.

In response to a query from Mr. Campbell, Mr. Loomis indicated that a number of trees near Steins' property line will be preserved; they will make an effort to preserve trees near street, but the construction process may damage tree roots and make them non-viable. Member Mauch pointed out that the abutters need to be reassured with specifics; Chair Sullivan requested that they identify on the plan which trees will be taken out and which ones will be kept.

Kerry Stein, 127 Stetson Road, stated their arborist had advised that all trees in the 10-foot buffer between their property and the adjoining lot's septic system would have to come down, and she wasn't sure what could be planted there that would protect their vista. Mr. Campbell inquired whether they would be receptive to the addition of screening vegetation, at the developer's expense, on their side of the lot line. Ms. Stein indicated they would be open to a proposal, but their own septic system is located near the line and she did not know what could be planted there. Mr. Mauch suggested that both parties have another meeting to try to resolve the issue and consult a botanist as to planting options.

Ms. Stein also expressed concern about construction phasing and protections against noise and pollution. Mr. Loomis advised there were regulations in effect regarding stormwater and dust control, as well as material and equipment storage. Mr. McKenzie added they are required to file a construction plan that will provide details as to phasing, mitigation, and erosion control. The lots will be cleared individually as they are sold, rather than all at once.

Member Mauch indicated that he did not have a particular issue with the proposed road length on access road, provided that Fire and Police had no concerns. He did feel it was critical that for this subdivision, the PB get feedback from other town departments. Mr. Kirkland stated he points out particular items of interest to the various departments when he forwards plans for commentary.

Mr. McKenzie indicated that they would proceed to flesh out the existing plan based on the Board's feedback. In discussing continuation dates, Planner Kirkland asked that the Applicants take the time to address any feedback from abutters and other town entities. Mr. Mauch asked the McSharrys to make sure their engineers followed up with the abutters.

Motion by Mr. Mauch to continue the public hearing to October 24 at 7:30 PM. Duly seconded and unanimously voted.

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

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

Applicant John Kopacz appeared and requested a continuation.

Motion by Mr. Campbell to continue the public hearing to October 10, 2018 at 7:15 PM. Duly seconded and unanimously voted.

SITE PLAN REVIEW

Elevated Access Center – 20,300 sq. ft. Commercial / Industrial Structure
Public Informational
Site Plan Review
400 Cordwainer Drive, Lot 9
Assessors Map 11D, Block 17, Lot 87

Mr. Kirkland advised that this matter concerned a minor modification to the site plan approved by the PB in 2016. Under the revised plan the commercial structure, which will be used for the cultivation and processing of medical marijuana, is reduced from two stories to one story. He recommended that a positive recommendation be forwarded to the Zoning Board with the same recommended conditions issued in 2016.

Mr. Mauch asked what the difference was between the processing of medical and recreational marijuana. CEO Robert Proctor indicated the facility would be certified and monitored by the

Massachusetts Department of Health. Relatively little excess vegetation would be generated that would require disposal.

Motion by Mr. Fitzgerald to issue a positive recommendation to the Zoning Board. Duly seconded and approved by a 3-1 vote, Mr. Mauch having voted no.

Bay Path Square – 3,500 sq. ft. Commercial Addition
Public Informational
Site Plan Review
Bay Path Square / 111-119 Washington Street
Assessors Map 11B, Block 20, Lots 11-13

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Josh White and Scott Faria present for Holmgren Engineering. Consulting engineer John Chessia also present.

Mr. White discussed revisions to the June 27 plan based on feedback from the PB and Mr. Chessia, including the consolidation of four dumpsters into two, the removal of some parking spaces in back and the addition of no parking signs during loading hours, and the addition of three 2.5-inch caliber trees. They have also removed most of the awning over the pervious pavers, leaving fabric awnings above the entranceways. In response to a query from Mr. Mauch, Mr. White indicated they had not inquired about why Fox and Hounds was continually transporting dogs between their two adjacent buildings.

Mr. Chessia indicated that he could not address the most recent plan changes because they had not been presented until tonight. The remaining issues included potential conflicts in the parking and loading areas in back, the need for wastewater flow data and a septic plan, and stormwater modeling issues they still needed to address. Additionally, he noted that the erosion control area was located on top of the septic system, which could create staging issues.

Mr. Faria advised that they were working with the Board of Health on the septic system design. Mr. Mauch noted that this had been a primary concern of the abutters who had been attending the hearings, and was an issue the applicants had to focus on.

The Board then discussed the effectiveness of pervious pavers and their use on this site. In response to a query from Mr. Campbell, Mr. White indicated that the pavers would be installed in the new construction area only. Mr. Campbell also asked how the pavers performed in the snow; Chessia indicated that they probably would require more maintenance. Mr. Mauch added that portions of the town Pathway where the pavers were installed tended to ice up and be unusable in the winter. Chair Sullivan noted that the PB could address the performance or suitability of the pavers in its comments to the Zoning Board.

In response to queries from Richard Ricciardi and Ramona Caruso, 30 Grove Street, Mr. White indicated that there were sufficient parking spaces on the plan to satisfy the regulations, and the spaces had not been made smaller to meet that requirement.

Motion by Mr. Mauch to continue the matter. Duly seconded and unanimously voted.

Mr. Kirkland noted that a specific continuation date was not needed for the preceding matter, as it was not a public hearing.

MISCELLANEOUS

Committee Liaison Reports

Mr. Campbell advised that the CPC will be meeting tomorrow; the key agenda item will be restructuring the committee. Complete Streets met last week, and the final fill and grade for the Main Street sidewalk is set for next week. They are considering drafting a town meeting article to ask for free cash to further extend the sidewalk from Town Hall to Lincoln Street; this would be on the Town Hall side of the street, as this would require less curbing and thus be less costly. They are unable to apply for another MassDOT grant until 2019, and at that time will apply for funding to extend the sidewalk to Norwell Center or for improvements in the Center. They have received a proposal from BETA Group regarding extension of the sidewalk from Lincoln Street to Norwell Center.

Chair Sullivan advised that the Carleton Committee had not met yet, but they recently walked the property and appeared in front of the Board of Selectmen last week. He attended the Pathways Commission meeting last week and is going to stay on as an at-large member, with Ms. Crystal-Lowry being the PB liaison.

TOWN PLANNER'S REPORT

Cowings Cove: Cowings Cove is scheduled for the September 26 agenda. Trees and landscaping are being planted, and stakes has been put in for guardrails. The landscaper may move the bus stop and install some additional fencing.

Curtis Farm Road / Norwell Estates: Developer Toll Brothers has submitted an As-Built Plan for basin the basin on Lot 4 of Norwell Estates; consulting engineer John Chessia is reviewing. Some landscape plantings didn't take well in the heat and are being addressed; all drainage pipes have been cleared except for one they are finishing. Highway Surveyor Ferguson has received a repair estimate for the damaged portion of Circuit Street and has forwarded it to Toll Brothers.

Forest Ridge: Forest Ridge was completed in December, with As-Built Plans stamped and approved and the outstanding monies returned to Applicant Rowe. Mr. Kirkland has been in touch with a resident regarding the street acceptance procedure, and in the process learned that Mr. Rowe had initiated the process with the Board of Selectmen. Mr. Kirkland has recommended that the resident work with Mr. Rowe to avoid duplication of effort.

Henry's Lane: Planner Kirkland advised that the remaining sidewalk and roadway work in Henry's Lane will be finished utilizing the Main Street Sidewalk contractors; some surety funds would be held to reimburse the HOA for landscaping installation and creation of As-Built Plans. Chair Sullivan noted he observed a blind spot on this road and asked whether tree work would be needed.

NEXT MEETING

September 26th, 2018 – Town Hall, Room 112, 7 pm

ADJOURNMENT

There being no further business, motion was made by Mr. Fitzgerald to adjourn at 9:17 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 October 10, 2018.



Scott Fitzgerald, Board Clerk


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Planning File

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