

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
12/12/2018**

The meeting was called to order at 7:08 P.M. with Chair Brendan Sullivan presiding. Also present were Vice Chair Jamie Crystal-Lowry; Board Members Donald Mauch Sr., Scott Fitzgerald, and Patrick Campbell; and Town Planner Kenneth Kirkland. Member Fitzgerald left at 9:10 P.M. The meeting was held in the Planning Office.

CALL TO ORDER/AGENDA

After a motion was duly made and seconded, it was unanimously voted to approve the Agenda as submitted/amended.

APPROVAL OF MINUTES

The minutes of the November 28, 2018 meeting were distributed and reviewed.

Motion by Mr. Campbell to approve the Minutes of the November 28, 2018 meeting as submitted. Duly seconded and unanimously voted.

Mr. Mauch noted the signage bylaw discussion at the previous meeting and appreciated Selectman Demong's willingness to update the Board, but felt that the process of amending the bylaw should start with the PB and ZBA rather than the Board of Selectmen. Mr. Kirkland felt the BOS had acted because they had received the initial complaints, and that the purpose of the meeting with the Chamber of Commerce was to get the Chamber's concerns and wishes. Now that this has been done, he and Building Commissioner Tom Barry can work together to create a "starting draft" that incorporates these concerns which will serve as an initiation to update the bylaw.

BILLS

The following invoices were presented for approval:

Christopher Sullivan	Meeting Minutes (11/28/18)	\$150.00
W.B. Mason	Office Supplies	\$8.60

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

SUBDIVISIONS AND LAND DEVELOPMENTS

26 Green Street - 1-Lot Land Development Project

Public Informational

Approval Not Required (ANR) Plan

Green Street

Assessors Map 25A, Block 69, Lots 39 & 76

Mr. Kirkland advised that the two subject lots had the same Owner, and had been split in 2002 in an effort to create a second buildable lot. Since the second lot was ultimately not buildable, the Owner would like to recombine the lots so he can receive one tax bill instead of two.

Mr. Kirkland indicated that the Plan met the required findings of fact, and is consistent with the Master Plan, Zoning Bylaw, and the Subdivision and Land Development Rules and Regulations. He recommended endorsement subject to the condition that proof of filing with the Registry of Deeds be submitted to the Planning Office.

Motion by Ms. Crystal-Lowry to adopt the findings of fact set forth in the Town Planner's Staff Memorandum and endorse the ANR for 26 Green Street. 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

Applicant John Kopacz present along with Attorney Walter B. Sullivan and Jeff Hassett, Morse Engineering. Also present was Planning Board Engineer John Chessia.

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

Attorney Sullivan noted that they had received a letter from an abutter expressing concern about the development exacerbating drainage issues on their property. Mr. Hassett advised that the Kopacz property is downgradient to this abutter's property, so water actually flows from the abutter's property onto the Kopacz property.

Attorney Sullivan also indicated they had made progress towards addressing issues with the Conservation Commission. In response to Commission feedback, they had modified the HOA language to clarify that the HOA will have the obligation, and not just the power, to manage the stormwater system. They had also held a working session with the Commission earlier this week, and were on the agenda for their January 15 meeting.

Mr. Hassett advised that, in response to comments from Planning Board Engineer John Chessia, they had modified their stormwater analysis to include all of the bogs and reservoir, and made various changes to their modeling. They are preparing a narrative addressing specific concerns set forth by the Conservation Commission, and will be making additional changes in response to comments just received from Mr. Chessia.

Ms. Crystal-Lowry noted that a sticking point with the Commission has been the discharge of stormwater from the development into the bogs. Mr. Hassett indicated that they had been in contact with MassDEP regarding the system's design, and had received correspondence from Fred Civian at MassDEP, which had been provided to the Commission.

In response to a query from Mr. Campbell, Mr. Hassett indicated that Parcel E, as shown on previous Plans, was going to be added to the Kopacz property on Cranberry Lane and would no longer be part of the development.

All parties then discussed the scheduling of a continuation. Vice Chair Crystal-Lowry felt that a continuation to January 23 would not allow sufficient time to make any changes resulting from feedback received from the Conservation Commission on January 15. Mr. Kirkland urged the Applicants to take the necessary time to incorporate any feedback from the Commission and Mr. Chessia into the Plan so the changes can be discussed at the next meeting.

Attorney Sullivan indicated they were making progress with the Commission and did not see any issue meeting the submission deadline for February 13. Ms. Crystal-Lowry asked that they request a continuation if it turned out they needed more time.

Motion by Ms. Crystal-Lowry to continue the public hearing to February 13, 2019 at 7:15 PM. Duly seconded and unanimously voted.

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.

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

Mr. Loomis discussed the latest revisions to the Plan, advising that, with the elimination of the second roadway, they were able to reduce the size of the infiltration basin and pull all but a small area out of the riverfront. They have maintained a 4:1 slope inside the basin but are requesting a waiver of this requirement outside the basin, where there is a 3:1 slope. They have had a preliminary meeting with Conservation Agent Nancy Hemingway but have not yet appeared before the Conservation Commission.

The current Plan includes an emergency access road and water loop. They have talked with Water Superintendent Jack McInnis, who indicated the loop may not be necessary. They will incorporate his commentary once it is provided.

Mr. Loomis advised they had met with the Steins regarding options for screening trees along the line between their property and the development, and consulted with arborist Ellis Allen, who recommended that some trees be removed. They also had Elise Freda, of Barcellos & Kane, design

a planting plan that proposed screening with White Pine, Balsam, or Fraser Fir along the line, with Rhododendron along the road boundary.

Mr. Mauch commented that any tree plantings should be staggered so as to not look mechanical; he also asked about tree height upon planting, and felt that anything under 10 feet would not provide a sufficient buffer. Mr. Loomis indicated the trees would be 7-8 feet tall upon planting but would grow quickly. There is some room for staggering at places along the line, but the trees would eventually die off if planted too close together. Mark McSharry added that evergreens grew approximately 2 feet a year, and White Pine grows the fastest. Visually, he felt they would need 8 feet or greater to provide an immediate screen. Chair Sullivan indicated that screening evergreens planted on his own property had grown quickly.

Vice Chair Crystal-Lowry questioned why the Applicant had redesigned the development so it had only one access road. Mr. Loomis stated that PB consensus at the previous hearing was that one road would be preferable even if a waiver was needed. Mr. Mauch concurred that the consensus at the previous meeting was that one road was preferable, but felt further discussion on the matter may be appropriate.

Ms. Crystal-Lowry also asked whether they had fully analyzed eliminating the bottom road instead of the top in their redesign. Mr. Campbell noted that he had suggested looking at the one-road option at the previous meeting, and asked whether they could get to the same number of lots if they had eliminated the bottom road instead of the top. Mr. Loomis indicated that this configuration would result in the loss of a lot as well as multiple structures on Lot 10, and may create a setback issue on that lot. Mr. Campbell noted he had commented at the previous meeting that it would be undesirable to tear down the house on Lot 10.

Mr. McKenzie stated that the intersection as shown on the updated Plan complies with the applicable sightline and safety regulations. He additionally stated that their impression from the previous meeting was that the PB would prefer a more serpentine road design that might help preserve more mature trees on the site. Mr. Mauch agreed that Applicants likely left the previous meeting with this impression based on the feedback they received, and this in turn influenced their new design. Ms. Crystal-Lowry acknowledged that the potential loss of old trees had been discussed previously, and thanked Applicants for their explanations.

Kerri Steen, 127 Stetson Road, expressed concern that trees on the adjoining lot would not be maintained by the lot owner, and trees on their lot might interfere with their septic system and swing set. Mauch noted that the purpose of the trees would be to provide the screening they sought, and asked Ms. Stein for some definitive wants that could be conveyed to the developers. Ms. Stein suggested that applicants reconsider the top road option, or take out the lot adjoining their property.

Ms. Crystal-Lowry stated it seemed like the current road configuration made the most sense, and suggested that all parties consider leaving some old trees in the back corner of the Stein property as well as the adjoining lot to increase the overall screening. Mark McSharry indicated they were willing to change the landscape scheme but would need the Steins' buy-in to proceed.

Chair Sullivan suggested that Applicants find out the exact location of the Steins' septic system, and then see what room there is to plant. Mr. McKenzie proposed that all parties take another site walk once the area has been staked out.

Jerry Griffiths, 159 Stetson Road and abutter to Drainage Parcel A, expressed concern that water from the parcel would drain towards his property and flood the cart path and uplands on his property, thus making them unbuildable. Mr. Loomis felt the roadway as proposed would actually cut off a lot of the water currently flowing to the Griffiths property, and the sidewalk along the road will slope up to the property line, which will redirect additional water. Mr. McKenzie added that the new road would ultimately give him easier access to his uplands.

Mr. Mauch advised that the analysis from Mr. Chessia would address the matter in greater detail, and suggested that Board members look at the area on the site walk. Chessia indicated that the way the parcel is currently designed, it will flood in a big storm but will not hold the water. If the stormwater doesn't drain out, the parcel would have to be redesigned so it does.

Applicant assented to a continuation to January 23. A site walk by Board members was set for the morning of December 14.

Motion by Mr. Mauch to continue the public hearing to January 23, 2019 at 7:15 PM. Duly seconded and unanimously voted.

After the hearing, Board members discussed whether the site walk would need to be posted to comply with the Public Meeting laws. An inquiry will be made to Town Counsel Bob Galvin.

MISCELLANEOUS

Committee Liaison Reports

Mr. Campbell briefly advised that CPC was meeting tomorrow and was continuing to review grant applications.

TOWN PLANNER'S REPORT

FY20 Budget Discussion

Mr. Kirkland circulated a proposed FY20 budget for PB review. The budget is mostly level-funded except for the purchase of reference materials mostly paid for by reallocations from other line items, as well as an increase in the budgeted Administrative Secretary (AS) hours.

Mr. Kirkland noted that Administrative Secretary Nicole Pelletier would be transferring to a full-time position with the Building Department later this month. He will need to hire a new AS, and is asking for an increase in the budgeted AS hours from 15 to 22.5 per week, which would match the hours of the Conservation Department's AS. Mr. Mauch agreed that the increase was warranted, as it was not in the Town's interest to have the Town Planner tied up performing clerical functions.

Mr. Campbell noted that \$800 had been taken out of the Engineering Services line item, and asked whether he would prefer to keep that item at last year's level. Mr. Kirkland indicated most of these funds had been moved into Advertising to pay for an anticipated increased number of public notices and that the money would be reallocated to Engineering Services in the following budget cycle.

Mr. Mauch noted that he did not have an issue with the budget as proposed, but wished to see the FY18 expended figures before voting on it. This would give him the overall percentage of increase or decrease in case he is asked about it. Mr. Kirkland advised he had to get eliminate that column

in order to get the spreadsheet to print out properly. After further discussion, it was decided to vote on the budget at the next meeting. Mr. Kirkland will provide the FY18 expended figures before the vote.

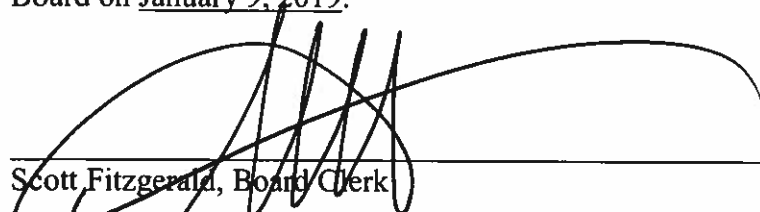
NEXT MEETING

January 9, 2019 – Town Hall, Room 112, 7 pm

ADJOURNMENT

There being no further business, motion was made by Ms. Crystal-Lowry to adjourn at 9:35 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 January 9, 2019.



Scott Fitzgerald, Board Clerk

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 Planning File

Post to Planning Board Webpage

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