



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department
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**Norwell Planning Board Meeting Minutes
8/26/2020**

The meeting was called to order at 7:00 P.M. with Chair Brendan Sullivan presiding. Also present were Town Planner Kenneth Kirkland and Board Members Brian Greenberg and Michael Tobin. Unable to attend were Vice-Chair Jamie Crystal-Lowry and Scott Fitzgerald. The meeting was held remotely, as allowed under the Executive Order dated March 12, 2020 suspending certain provisions of the Open Meeting Law, Gen. L. c. 30A §20 et seq. and 940 CMR 29.01 et seq.

CALL TO ORDER/AGENDA

Motion by Mr. Sullivan to open the meeting. Duly seconded and unanimously voted by roll call.

Brian Greenberg:	Aye
Jamie Crystal-Lowry:	Absent
Michael Tobin:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Absent

APPROVAL OF MINUTES

The Minutes of the July 15, 22, and 28 Planning Board meetings were distributed and reviewed. Review of the July 22 and 28 Minutes was tabled.

Motion by Mr. Tobin to approve the Minutes of the July 15, 2020 Board meeting as submitted. Duly seconded and unanimously voted by roll call.

Brian Greenberg:	Aye
Jamie Crystal-Lowry:	Absent
Michael Tobin:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Absent

BILLS

Town Planner Kirkland indicated that the following invoices had been electronically approved by Chair Sullivan and forwarded for processing in accordance with Accounting Department

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procedures during the State of Emergency; any bills so processed must be memorialized in the Minutes of the next meeting.

Vendor	Invoice	Description	Voucher
Chris Sullivan	202010NPB	Meeting Minutes (7/22)	\$150.00
Chessia Consulting Services	2429	Schooner Estates	\$187.50
Chessia Consulting Services	2440	Cowings Cove	\$260.80
Chessia Consulting Services	2441	Nash Pasture	\$592.50
Chessia Consulting Services	2444	Hitching Post Lane OSRD	\$875.00

CITIZEN COMMENTARY

None

SUBDIVISIONS AND LAND DEVELOPMENTS

Nash Pasture f/k/a Davis Drive – 2-Lot Residential Subdivision

Continued Public Hearing

Definitive Subdivision Plan

Summer Street

Assessors Map 3B, Block 10, Lot 4

Owner/Applicants Genevieve and George Davis were present, as well as Richard Grady, P.E., of Grady Consulting, LLC. Mr. Grady advised he had looked at the OSRD Bylaw following the last hearing and noted that construction of an OSRD on the property would also require waivers regarding buffers along the lot line, and require significant application fees. Thus, they would prefer to create the second house lot through an ANR, designating it “not buildable without zoning relief” on the Plan, and then seek zoning relief to allow the house construction to go forward. Mr. Grady noted that ZBA had granted similar relief to at a similar project on Winter Street, and asked the PB to send a letter to ZBA in support of such relief.

A poll of the members present was unanimous in favor of sending the letter. In response to a query from Chair Sullivan, Mr. Kirkland indicated that the Board could consider filing fee waivers, or applying Applicant’s already paid subdivision filing fees to the OSRD filing fee in the event ZBA does not grant the needed variances. Chair Sullivan agreed it would be simpler for Applicant to seek zoning relief for the one (1) house lot, as constructing even a small OSRD would require a drainage study and additional fees for legal ads.

Mr. Grady requested that the Board keep the public hearing open until they had a decision from the ZBA, indicated that an ANR would be forthcoming, and assented to a continuation of the hearing.

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Motion by Mr. Greenberg to continue the public hearing to October 7, 2020 at 7 PM. Duly seconded and unanimously voted by roll call.

Brian Greenberg:	Aye
Jamie Crystal-Lowry:	Absent
Michael Tobin:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Absent

163, 173, 181 Grove Street – 4-Lot Residential Division of Land

Public Informational

Approval Not Required (ANR) Plan

Grove Street

Assessors Map 6C, Block 14, Lots 7, 8, 24, & 25

Town Planner Kirkland advised that the purpose of this filing was to correct a recording issue with an ANR for the same lots that was endorsed by the Board in 2017. Following endorsement, the Mylar for the 2017 ANR was lost and the Plan was not recorded.

The plan adjusts lot lines to allow applicant to put in a pool without setback issues. Town Planner Kirkland indicated that the Plan was timely filed and stamped, met the standard for 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 Dept. Office.

Motion by Mr. Greenberg to adopt the findings of fact set forth in Town Planner's memorandum and endorse the ANR for 163, 173, and 181 Grove Street. Duly seconded and unanimously voted by roll call.

Brian Greenberg:	Aye
Jamie Crystal-Lowry:	Absent
Michael Tobin:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Absent

MISCELLANEOUS

Lot 7A, Lincoln Street – MGL c.61A Land Removal

Public Informational

Lincoln Street

Assessors Map 14A, Block 39, Lot 7A

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Town Planner Kirkland advised that the above-referenced lot was being removed from Chapter 61A agricultural use; when this happens, the Town has the right-of-first-refusal to purchase. The Board can recommend that the Town purchase the property and/or that control be given to a particular entity such as the Conservation Commission or Community Housing Trust, or it can make no recommendation.

Motion by Mr. Sullivan that the Planning Board express no interest in and issue no recommendation for the property. Duly seconded and unanimously voted by roll call.

Brian Greenberg:	Aye
Jamie Crystal-Lowry:	Absent
Michael Tobin:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Absent

TOWN PLANNER'S REPORT

Mr. Kirkland advised that the next public hearing for Hitching Post Lane was set for September 16. Construction is underway at Schooner Estates.

NEXT MEETING

September 16, 2020 – Town Hall, Room 112, 7 P.M. via Zoom & In-Person

ADJOURNMENT

There being no further business, motion was made by Mr. Tobin to adjourn at 7:35 P.M. Duly seconded and unanimously voted by roll call.

Brian Greenberg:	Aye
Jamie Crystal-Lowry:	Absent
Michael Tobin:	Aye
Brendan Sullivan:	Aye
Scott Fitzgerald:	Absent

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I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on Sept 6, 2020.



Kenneth Kirkland, Town Planner

Pursuant to Board vote on June 16, 2020, for duration of State of Emergency

Copy filed with: *Office of Town Clerk*
 File

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