



Office of Planning Board &
Town Planner

TOWN OF NORWELL
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Norwell Planning Board Meeting Minutes 8/11/2021

The meeting was called to order at 7:00 P.M. with Chair Brendan Sullivan presiding. Also present were Board Members Tripp Woodland, Brian Greenberg, and Michael Tobin. Unable to attend was 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.

Chair Sullivan added a discussion about releasing additional lots at Schooner Estates.

Motion by Mr. Sullivan to approve the agenda as amended. Duly seconded and unanimously voted by roll call.

APPROVAL OF MINUTES

Tabled.

BILLS

None.

SUBDIVISIONS AND LAND DEVELOPMENTS

55 Accord Park Drive – Proposed Building Addition

Public Hearing

Site Plan Review

Accord Park Drive

Assessors Block 17, Lots 70

Chair Sullivan read the Notice of Public Hearing.

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

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Zac Basinski, Bracken Engineering, present for applicant. Mr. Basinski characterized the property as an existing developed, generally flat lot with a 36,000 sq ft commercial building built in 1974. A swale on one side of the lot channels runoff into the Park's stormwater system. The owner is looking to construct a 13,000 sq ft (100 by 130 ft) addition over existing paved area in the rear of the building in order to accommodate expanded operations by the tenant, Radio Solutions Inc. A portion of the back lot will be re-graded and wet swales will be installed to treat runoff on the lot prior to discharge. In addition to this treatment, which currently doesn't occur, the project will increase the rate of recharge on the lot and improve stormwater conditions overall. Utilities and septic will remain as is, and the project is anticipated to result in an increase of about five morning and afternoon car trips per day, and they will have adequate parking based on the ZBA formula. They will be appearing before the Conservation Commission in September.

Chair Sullivan noted that the PB will be the special permit granting authority for this project. Comments from consulting engineer John Chessia are pending. He would like to review the feedback from Conservation before approval given the lot's proximity to Hatch and Accord Ponds.

No comments were received from the public, and the matter was continued pending receipt of comments from Mr. Chessia, applicant response, and Conservation Commission findings.

Motion by Mr. Sullivan to continue the public hearing to September 22 at 7 PM. Duly seconded and unanimously voted by roll call.

MISCELLANEOUS

Schooner Estates

Tom McSharry present for Schooner Estates to request the release of lots 3 and 6 for construction.

Chair Sullivan asked for a status regarding several structures that needed to be moved for the development to be in conformance with the approved plans. Mr. McSharry indicated he was in touch with National Grid regarding the moving of a utility pole; they tend to schedule 4-6 weeks out but would not give him a specific timeline. A structure straddling the line between Lot 1 and 101 Stetson would soon be moved entirely onto 101 Stetson. They have also added gravel to the location of a proposed driveway at 111 Stetson.

All agreed that release of the two lots was in order as four lots remained under restriction.

Motion by Mr. Tobin to release Schooner Estates lots 3 and 6 for construction. Duly seconded and unanimously voted by roll call.

Planning Office Update

Administrative Assistant Tabitha Dos Santos is overseeing the Planning Office in the wake of Mr. Kirkland's departure. She will distribute Mr. Kirkland's memorandum regarding a proposed 40B development at 15 High Street and will check with Zoning for any updates.

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144-148 Washington is on the August 25 agenda but may need another continuance.

The Planning Office has opened its own Zoom account to be used by the PB as well as Pathways and Complete Streets for remote meetings.

NEXT MEETING

August 25, 2021 – 7:00 PM, Remote via Zoom

ADJOURNMENT

There being no further business, motion was made by Mr. Tobin to adjourn at 7:31 P.M. Duly seconded and unanimously voted by roll call.

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on 9.22.21.



George "Tripp" Woodland III, Clerk

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