

Town of Norwell
BOARD OF APPEALS
Public Hearing Minutes
15 High Street
September 9, 2021

TOWN OF NORWELL
TOWN CLERK
2021 SEP 29 AM 11:56
RECEIVED

MEETING DATE: Wednesday, September 9, 2021
TIME SCHEDULED: 7:30 P.M.
LOCATION: Osborn Room at Norwell Town Hall, telecast via Harbor Media with Zoom option
PANEL MEMBERS: Lois S. Barbour, Chair
William J. Lazzaro
Stephen H. Lynch
OTHER MEMBERS PRESENT Ralph J. Rivkind, Clerk
Daniel M. Senteno
MEMBERS ABSENT Philip Y. Brown, Vice Chair
Nicholas K. Dean

On behalf of the Board of Appeals R. W. Galvin, Town Counsel: Zooming and in-person
John C. Chessia, P.E., of Chessia Consulting
John G. Morgan Jr., PE, PTOE, of CHA

15 High Street 40B Representatives Peter Crabtree, Senior Vice President of Northland
Steve Gallagher, Development Manager of Northland
Scott W. Thornton, P.E., Vanasse & Associates inc

CALL TO ORDER: The public notice for the continued public hearing of the 15 High Street Comprehensive Permit application was read at 7:30 PM with introduction of the panel, including Members Barbour, Lazzaro, and Lynch; Town Counsel R. W. Galvin initially participated via Zoom and arrived during the meeting; Peer Review consultant for civil engineering, John C. Chessia, P.E., of Chessia Consulting Services; and John G. Morgan, Jr., PE, PTOE, Peer Review consultant for traffic.

7:30 P.M. **Zoom participation instructions** by Mr. Lynch

Information received and ZBA actions (since last meeting 8/4/21):

Lighting concerns and traffic from CVS: Building inspector has been in touch with the owner of that property and asked to reduce light pollution impact on neighbors; also discussed traffic exit to High Street

Correspondence received:

Town comments received and posted on 15 High Street webpages:

Highway Department: 8/10/21

Norwell Fire Department: 8/31/21

Public comments (written) Emails to Water Department from:

Bonnie and Randy Holmes 8/30/21

Olivia and Kevin Roberts 8/30/21 and 9/8/21

Architectural Working Group: Mr. Lynch, Attorney Galvin, and Cliff Boehmer. Concerned about site plan, setbacks; will work toward 9/15/21 deadline; work is currently underway.

Public Hearing DISCUSSION TOPICS

7:35 P.M. Easement status: Peter Crabtree working to coordinate on-site visit to include Glenn Ferguson, Town's Highway Department. Survey to locate storm drain manholes and determine inverts. Mr. Lazzaro urged that these features be identified asap to share with the architectural consultant.

7:40 P.M. Applicant's Traffic presentation

- Introduction including how report was prepared and how it complies with industry standards
- Current/existing conditions
- Project impact in range of 3-21 vehicles during peak hours or .3% to .8% increase
- Site distance can be achieved
- Level of Service – discussion of signalized areas down to Oak Street, including Washington and High Streets; sidewalks and crosswalks; relocate crosswalk?
- Morning and evening peak hours with 7 years growth projected
- Trips for 56 units: 21 entering and 7 exiting during peak 60 minutes in morning; commuter rail over four miles away, so no adjustment made for that
- Recommendations:
 - Crosswalks ADA accessible
 - Speed-radar signs
 - Move crosswalks
 - Work with Board's peer traffic review consultant on recommendations and comments

Peter Crabtree noted that the crosswalk relocation question was included in Town's PEA letter. Mr. Crabtree has spoken with Mr. Marsh about sidewalk location, which is under continuing discussion. Also size of parking spaces from 18' width to 20' width.

Mr. Thornton pointed out that Town's traffic consultant agrees with methodology used.

Board Comments and Questions to Applicant's consultants and Town's consultants

- Member Rivkind questioned traffic numbers.
- Member Barbour asked how projected residency was arrived at. Mr. Crabtree indicates need came from Town's 2012(?) production plan
- Member Lazzaro asked about clarity on the traffic impact study, based on 56 units and general assumptions about #cars/unit; people in Norwell generally have more than one vehicle. Mr. Crabtree indicated 112 spaces for 2-cars per unit is conservative with additional visitor parking spaces.
- Mr. Thornton points out from personal observation counts will likely be lower. School pick-up not included in observation times.
- Member Lazzaro asked about the increase in Amazon deliveries during the pandemic. Mr. Thornton stated multiple deliveries can be made with one truck.

- Member Lazzaro asked whether one-way configurations have been considered. Mr. Thornton indicated it has and the Applicant expects to make some improvements to increase safety factor.
- Member Lynch asked about margin of error in projecting effects of pandemic. Mr. Thornton stated margin of error not contemplated. Member Lynch questioned the significance of the factors used.
- Member Lynch asked if the model changes if access/egress is one-way. Mr. Thornton agreed it would change and does not believe making it one-way is feasible for compliance. Level of Service would likely be "B".
- Member Lynch brought up CVS as an ongoing issue. Member Barbour has spoken with the building inspector about lighting who has spoken with Mr. Marsh.
- Member Barbour again raised the following:
 - Level of Service: Mr. Thornton stated it is related to delay (average per vehicle) during a peak hour; Level D at Route 53/Grove Street intersection; generally acceptable at peak hour
 - Queueing on High Street
 - Dates that data was taken, relating to school whether hybrid or full attendance; convince me that data is relevant
 - Recent zoning changes on Pond Street could impact traffic
 - Historical data in area for earlier developments

Public Comments: Comments limited to traffic concerns only:

- Kevin Roberts of 105 High Street: Worst case scenario at High Street is D? Mr. Thornton says rating A-F. Grove Street intersection is "high D" during peak hours.
- Bill Lavery of 125 High Street: CVS exit onto High Street not followed; 24-hour traffic study in both directions (Response – yes)
- Ed O'Brien of 21 Ridge Hill Road: Where is driveway relating to Washington Square drive? (Response – approximately 100'); impact on traffic for both left and right-hand turns; project too close for safety (response – 61 cars make left turn); CVS signage appears to be missing (Response – zoning enforcement issue)
- Kevin Roberts of 105 High Street: 500 units in Shingle Mill, Rockland, [ed. note: 236 units proposed] and impact on traffic
- Charles Harkins of 26 Millwood Circle: Accidents on Route 3 throw traffic onto Rte. 53
- Steve Concillio of 50 Ridge Hill Road: Believes time around noon is also an issue; also, Cape traffic using Rte. 53 on Sundays is also an issue;
- John Lyne of 137 Grove Street: believes numbers are off for COVID adjustment
- Kim Zayotti of 122 High Street: wonders about clearing for sight distance; concerned about traffic enforcement; peak hours; believes Oak Street will see more traffic; no bike lane on High Street with recent traffic; questions numbers
- John Johnson of 56 Ridge Hill Road: believes Oak Street and High Street intersections worst in Town; crosswalk safety for pedestrians; holiday parking for visitors?

Prior to adjourning, Mr. Lynch asked Zoom attendees for comments. None responded.

Upon a motion duly made and seconded, Members Lazzaro, Lynch, and Barbour were individually polled and **VOTED** unanimously to continue the public hearing on the Comprehensive Permit application for the project known as **15 High Street** to 7:30 P.M. on Tuesday, September 28, 2021.

Next Meeting and Topics: Tuesday, 9/28/21 at 7:30 P.M.: Architecture and peer review presentation

Anticipated Future Meeting Topics:

October date TBD: Town comments and waivers?

October date TBD: Waivers and Conditions?

These minutes have been approved with reading of the minutes waived by unanimous vote of the Board of Appeals at a public meeting duly held on 9/28/21 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed: _____

[Signature]
As Clerk/Assistant Clerk

Date: _____

9/28/21

Next scheduled public hearing on this project: TBD

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