



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department

Norwell Town Offices, Room 112

345 Main Street

Norwell, Massachusetts 02061

Phone: (781) 659-8021

www.townofnorwell.net

TOWN OF NORWELL
TOWN CLERK
2023 FEB -9 AM 9:13

RECEIVED

To: Town Clerk
From: Planning Board
Re: **Hitching Post Lane OSRD Definitive Subdivision - Lot 5**
Site Development Plan Approval
Norwell Code §302-6.4.H and §201-3.4
Dated: February 8, 2023

Dear Madam Town Clerk,

Please be advised that the Planning Board, as set forth below, has granted conditional site development plan approval to Lot 5 of the Hitching Post Land OSRD Definitive Subdivision.

On May 4, 2021, the Planning Board granted approval to the Hitching Post Lane OSRD Definitive Subdivision. Condition 57 of the OSRD Definitive Subdivision Decision states that: "Site plan approval is required for each new dwelling proposed for Builders Lots 1-5 ... using the standard "Submission of Site Plans" requirements as required under [Town Code] §201-3.4" and shall be processed by the Planning Board under Town Code §302-6.4.H before any building permit issues.

Specifically, Condition 57 requires, for Lots 4 and 5, that they shall conform to the following requirements:

(a) The driveways for Builder's Lots 4 and 5 flow to the forebay and [so] appropriate grading easements [shall] be provided between these lots.

and

(c) Pools shall be considered impervious for runoff calculations

On January 17, 2023, the developer of the Hitching Post Lane OSRD Definitive Subdivision applied for Site Development Plan Approval for Lot 5, with an attached site plan, entitled "Lot 5 Hitching Post Lane (A Portion of Assessor's Parcels 25A-25 & 26), Norwell, Massachusetts)," prepared by Morse Engineering Co., Inc., stamped by James D. Garfield, P.E., and dated January 13, 2023, and consisting of 1 sheet (the "Lot 5 Site Plan"),

On January 24, 2023, the Lot 5 Site Plan was peer reviewed by John Chessia P.E. of Chessia Consulting Services LLC and he issued a peer review report to the Planning Board for the Lot 5 Site Plan.

On February 1, 2023, the Planning Board held a public meeting and reviewed the 2021 ORSD Subdivision requirements, the Lot 5 Site Plan and the January 24, 2023 peer review report.

On February 1, 2023, the Planning Board voted (5-0) to grant site development approval for the Lot 5 Site Plan subject to the following four conditions:

1. The Site Plan 5 shall be revised to indicate the portion of the drainage parcel and associated grading to the north of the property line, which has not yet been completed, including the storm sewer, manholes and inverts.
2. The Temporary Drainage Basin (which is located on Builders Lots 4 and 5 and is as shown on Sheet 21 of the approved OSRD Definitive Subdivision Plan) shall remain in place during house construction on Lot 5 and shall remain in place until the portion of the project that is tributary to the roadway, including Lots 1-3, is fully stabilized with permanent vegetation.
3. Prior to any filing of the Temporary Basin, a mulch log or equivalent sediment barrier shall be installed at the limit of work above the permanent drainage basin.
4. Before Lot 5 is conveyed and before any occupancy permit issues for Lot 5, whichever occurs first, all required grading shall be confirmed to be in place and all associated easements (to direct runoff off from the Lot 4 driveway through Lot 5 and then into the forebay of the permanent basin) shall be provided to the Planning Board and Town Counsel for review and approval as to form and content and all necessary easements shall be recorded and evidence of same shall be provided to the Planning Board and the Building Official before any conveyance of Lot 5 takes place. The easements shall be both: (1) as between Lots 4 and 5 to allow Lot 4 to drain to Lot 5) and (2) as between Lots 4 and 5 and the Builder or the Homeowners Association (as appropriate depending on what entity owns the necessary fee instrument) so as to permanently allow Lots 4 and 5 to drain into the permanent basin.

On February 8, 2023, the Planning Board Members reviewed the instant decision and voted X to X to approve this decision and to approve site plan development review for the Lot 5 Site Plan subject to the above conditions.

Greenberg	Aye/Nay
Mauch	Aye/Nay
Sullivan	Aye/Nay
Tobin	Aye/Nay
Woodland	Aye/Nay

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I, Brian Greenberg, attest that the above represents the true and accurate actions of the Planning Board regarding this matter.

Brian Greenberg, Chair

Brian Greenberg, Chair

cc: Town Clerk on: _____ 2023
Applicant on: _____ 2023
File
Website

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