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**NORWELL PLANNING BOARD
VILLAGE RESIDENTIAL OVERLAY DEVELOPMENT
SPECIAL PERMIT AND SCENIC ROAD DECISIONS**

Applicant: Weathervane Stetson, LLC
190 Derby Street, Suite 311
Hingham, MA 02043

Property: 170 Stetson Road; 196 Stetson Road; 0 Stetson Road and 0 Stetson Road
Assessing Map 29-A, Block 78, Lots 123, 126, 164 and 1685

Requests: Village Residential Overlay District Special Permit: **GRANTED**
Scenic Road Plan: **APPROVED**

Actions: On November 29, 2023, the Planning Board (“Board”) voted to grant with conditions a Village Residential Overlay District (VROD) Special Permit and to approve a Scenic Road Plan for the property described below by a vote of 5 to 0.

I. APPLICATIONS, PROPERTY AND PROJECT INFORMATION

On June 28, 2023, following the provision of the required noticing, advertising, and posting, the Board opened a combined public hearing (“Public Hearing”) on two May 31, 2023, applications by Applicant Weathervane Stetson, LLC (“Applicant” and with term “Applicant” including the Applicant’s agents, servants, attorneys, and successors in interest) to obtain approval for a:

- (i) Scenic Road Plan, under G.L. c.40, §15C and Norwell Code General Bylaw §82; and
- (ii) Village Residential Overlay District Special Permit, under G.L. c.40A and Norwell Code Zoning Bylaw §201-24, as amended through May 2023 (collectively, “Applications”).

The Applications concern property that consists of four separate parcels of land, located in the Residential District A and the VROD, and known and referred to and owned as follows:

<u>Address</u>	<u>Assessing Information</u>	<u>Owner</u>	<u>Plymouth Registry</u>
170 Stetson	Map 29A, Parcel 78-123	Weathervane Stetson, LLC	Bk 53438, Page 301
196 Stetson	Map 29A, Parcel 78-126	Weathervane Stetson, LLC	Bk 51466, Page 128
0 Stetson	Map 29A, Parcel 78-164	Weathervane Stetson, LLC	Bk 51466, Page 126
0 Stetson	Map 29A, Parcel 78-168	Weathervane Stetson, LLC	Bk 51466, Page 126

(“Property”). The proposed project is to construct 15 new dwelling units and maintain and improve 2 existing dwelling units, with the 17 units to be age-restricted so at least one of the occupants is aged 55 or over, but with no prohibition against children and with two affordable units to be permanently restricted as affordable local action units in a manner that is acceptable to the Executive Office of Housing and Livable Communities (“Project”). The Project shall be as shown on plans entitled, “Site Plan for Stetson Woods - A Weathervane Community for Weathervane

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Stetson, LLC, Norwell, MA 02601 Map 29-A, Block 78, Lots 123, 126, 164 and 168,” consisting of 15 sheets, dated September 22, 2022, as revised through October 31, 2023, and prepared by Crocker Design Group for Applicant Weathervane Stetson, LLC and with the said plans stamped and signed by Gabriel R. Crocker, P.E. (“Plan”) and as shown on related materials, including an Approval Not Required Plan that depicts the Special Permit Lot to be used for the Project, all of which was submitted to the Board throughout the public hearing process (collectively, the “Plans”). The Applications and Plans were duly distributed to Town Boards and Offices for review.

Previously, during June 2022, the Applicant filed applications for the Property for a similar project. During the public hearing held for the earlier applications, constructive comments were offered by the Board, the Board’s peer-review consultants and neighbors. In May 2023, the prior applications were withdrawn without prejudice. The Applicant stated it wished to rely upon zoning amendments to the VROD Zoning Bylaw approved by the May 2023 Town Meeting. Those amendments await final review by the Attorney General as of the date of these decisions.

II. PUBLIC HEARING

On June 28, 2023, the joint public hearing on the Applications was opened. At the June 28, 2023 public hearing session, the Board voted 5-0 to incorporate the full record from the public hearings regarding the Applicant’s 2022-2023 VROD Special Permit and Scenic Road applications into the record of proceedings for this joint public hearing.

At the June 28, 2023 public hearing session, James E. Bristol, III was present for the Applicant, along with Jeffery A. Tocchio, Esq. of Drohan Tocchio & Morgan, P.C. and Taylor Corsano, EIT of Crocker Design Group. Mr. Bristol gave a brief overview of the revised Project, noting it was close to the previous proposal but had been modified to try to address abutter concerns.

At the conclusion of the June 28, 2023 public hearing session, the Board voted unanimously to continue the public hearing to August 2, 2023; and, on August 2, 2023, at the Applicant’s request, the Board voted unanimously to continue the public hearing to September 13, 2023, and subsequently voted unanimously to continue the public hearing to October 11, 2023, October 25, 2023 and November 8, 2023. During the public hearing sessions, the Board received testimony from the Applicant, its representatives, abutters, members of the public, and the Board’s engineering and traffic peer-review consultants, John C. Chessia, P.E. of Chessia Consulting Services, LLC and Greg E. Lucas, P.E., PTOE and RSP1, of Tighe and Bond.

Members Greenberg, Cleveland, Sullivan, Woodland and Tobin (“Members”) deliberated on the decisions set forth herein. The Members are familiar with the Property and with the surrounding neighborhood; and they, individually, but on different dates, each took a site walk of the Property after it had been staked by the Applicant and reviewed the locations for the proposed structures, access way, stormwater infrastructure, the sanitary sewer infrastructure, the Property boundary lines, the proposed buffers lines and the proposed landscaping areas.

On November 8, 2023, the Board Chair inquired as to whether the Applicant or any other party had additional material to submit for consideration and, hearing that there was no one who wished to comment further or submit additional material, the Board voted 5 to 0 to close the public hearing

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and proceed toward deliberations. Throughout its deliberations, the Board Members reviewed and were mindful of the materials submitted, the statements of the Applicant and its representatives, the opinions of the Board’s peer review engineer, town agency comments and the comments of abutters and the public, all as made or received during the public hearing or the prior public hearing.

On November 29, 2023, the Board deliberated toward a decision on each application and voted 5 to 0 to adopt this decision and to authorize the Board’s Chair to sign a true copy.

III. PUBLIC HEARING RECORD

The following documents, plans and reports were received into evidence over the course of the Public Hearing process (including, as noted above, the full record of proceedings from the 2022-23 Public Hearing Proceeding):

- June 21, 2022 Letter from DTM to the Board, enclosing the following:
 - Form V – Application for Approval of a Village Residential Development Special Permit, including Surveyors and Landscape Architects Certificates and Public Hearing Notice Authorization;
 - Assessor’s Certified Abutters List of Abutters – VRD;
 - Supplement to Application for Village Residential Development Special Permit and Application for Scenic Road Project;
 - Site Photographs depicting exiting buffer along Stetson Road;
 - “Site Plans for Weathervane Stetson LLC Norwell, MA 02061 (Map 29A Block 78 Lots 123, 126, 164 & 168)” dated 5-16-2022, revised 02/22/2023, consisting of 11 sheets with 4 supplemental sheets including an Existing Conditions Plan Open Space Plan and a Fire Truck Turning Plan all prepared by CDG and a Site Planting Plan Rendering prepared by Hawk Design, Inc., dated 2/8/23;
 - Transportation Impact Assessment Proposed Residential Development Norwell, Massachusetts dated April 2022 prepared by Vanasse & Associates, Inc.
 - “Stormwater Management Report for Stetson Woods – A Weathervane Community Norwell, MA 02061 Norwell, MA 02061 Map 29A Block 78 Lots 123, 126, 164 & 168” dated February 22, 2023, prepared by CDG;
 - Form S – Application for Scenic Road Hearing Project, including Surveyors and Landscape Architects Certificates and Public Hearing Notice Authorization;
 - Assessor’s Certified Abutters List of Abutters – SRP; and
 - Site Photographs depicting the area of disturbance, with flagging pursuant to §2 of the Scenic Road Bylaw.
 - Site Planting Plan, Weathervane at Stetson Road, prepared by Hawk Design, Inc., dated May 18, 2022.
 - September 14, 2022 Engineering Peer Review Letter from Chessia Consulting Services, LLC (“Chessia Consulting”) to the Planning Board.
- November 23, 2022 CDG letter to the Planning Board, enclosing:
 - Site Plan Set Prepared by CDG with Revision date of 11/23/22;
 - Stormwater Reported Prepared by CDG with Revision date of 11/23/22;
 - Landscape Plan prepared by Hawk Design, Inc. Revised on 11/18/22;

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- Building Floor Plans;
- Approved Disposal Works Permit from BOH.
- December 29, 2022 Traffic Peer Review Letter from Tighe & Bond to Planning Board.
- December 30, 2022 Supplemental Engineering Peer Review Letter from Chessia Consulting to Planning Board.
- February 22, 2023 CDG Letter in response to peer review comments, including flow test report for water distribution system.
- April 12, 2023 Supplemental Engineering Peer Review Letter from Chessia Consulting to Planning Board.
- May 3, 2023 CDG Response to Peer Review Reports enclosing:
 - Site Plan Set Prepared by CDG with Revision date of 05/03/2023.
 - Stormwater Report Prepared by CDG with Revision date of 05/03/2023.
 - Draft SWPPP Prepared by CDG dated 04/27/2023.
 - Vanasse & Associates, Inc. Response Letter dated 04/19/2023 to the peer review comments of Tighe & Bond dated 12/29/2023.
 - Sight Distance Exhibits Prepared by CDG dated 05/02/2023.
- May 31, 2023 Letter from Drohan Tocchio & Morgan, P.C. (“DTM”) to the Planning Board, enclosing the 2023 Applications, including:
 - Form V – Application for Approval of a Village Residential Overlay Development Special Permit, including Surveyors and Landscape Architects Certificates and Public Hearing Notice Authorization;
 - Assessor’s Certified Abutters List of Abutters – VROD;
 - Supplement to Application for VROD Development Special Permit and Application for Scenic Road Project;
 - Site Photographs depicting existing buffer along Stetson Road;
 - Site Plans for Stetson Woods – A Weathervane Community, prepared by Crocker Design Group, LLC (“CDG”), dated September 22, 2022 (Revised through May 3, 2023);
 - “Stormwater Management Report for Stetson Woods – A Weathervane Community Norwell, MA 02061 Norwell, MA 02061 Map 29A Block 78 Lots 123, 126, 164 & 168” dated May 3, 2023, prepared by CDG;
 - Form S – Application for Scenic Road Hearing Project, including Surveyors and Landscape Architects Certificates and Public Hearing Notice Authorization;
 - Assessor’s Certified Abutters List of Abutters – SRP; and
 - Site Photographs depicting the area of disturbance, with flagging pursuant to §2 of the Scenic Road Bylaw.
- June 12, 2023 Traffic Peer Review Tighe & Bond.
- June 20, 2023 Engineering Peer Review Letter from Chessia Consulting to Planning Board.
- July 12, 2023 DTM Letter with Proposed Affordable Housing Deed Rider
- July 12, 2023 CDG Response to Peer Review Comments, enclosing:
 - Site Plan Set Prepared by CDG with Revision date of 7/11/2023;
 - Stormwater Report Prepared by CDG with Revision date of 7/11/2023; and
 - Supplemental Letter Prepared by DTM dated July 12, 2023 regarding proposed trust instrument that shall own and be responsible for common infrastructure and other common areas, and enclosing proposed deed restrictions to assure permanent resale of affordable units.

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- July 18, 2023 Traffic Peer Review Report, Tighe & Bond.
- August 17, 2023 Town Counsel Response to DTM's July 12, 2023 Letter.
- September 8, 2023 CDG Response to Peer Review Comments, enclosing:
 - "Site Plans for Stetson Woods – A Weathervane Community for Weathervane Stetson LLC Norwell, MA 02061 (Map 29A Block 78 Lots 123, 126, 164 & 168)" dated 5-16-2022, last revised 09/07/2023, consisting of 11 sheets with 4 supplemental sheets including an Existing Conditions Plan (dated 11-18-2022, last revised 07/11/23) Open Space Plan and a Fire Truck Turning Plan (both last revised 09/07/2023) all prepared by CDG and a Site Planting Plan Rendering prepared by Hawk Design, Inc., dated 9/6/23 (the "Plans");
 - Stormwater Report Prepared by CDG with Revision date of 9/1/2023; and
 - Sight Distance Exhibits by CDG dated 9/6/2023.
- October 2, 2023 DTM Letter to Planning Board, including:
 - Ex. A. Draft Condominium Master Deed;
 - Ex. B. 80-Foot Rule Exhibit, Sheet X-FR;
 - Ex. C. Lots 11 & 12 Supplemental Buffer Plantings Plan, prepared by CDG; and
 - Ex. D. Easement Instrument and Plan dated 2.20.1979 for southeasterly buffer area
- October 2, 2023 Supplemental Engineering Peer Review Letter from Chessia Consulting Services, LLC to Planning Board.
- October 3, 2023 Traffic Peer Review Letter Tighe & Bond to Planning Board.
- October 18, 2023 DTM Letter.
 - Ex. A. 80-Foot Rule Plan
 - Ex. B. SWPPP Update
 - Ex. C. Project Narrative
 - Ex. D. Building Elevation and Floor Plans
 - Ex. E. Emergency Generator and Gas Propane Tank Specifications
- October 18, 2023 CDG Existing Conditions Plan and Updated Exhibit XR-F.
- October 19, 2023 CDG Updated Exhibit XR-F.
- October 23, 2023 Chessia Peer Review Report on Updated Exhibit XR-F.
- October 23, 2023 CDG Updated Exhibit E Generator Pads.
- October 24, 2023, CDG submitted an ANR Plan, signed and sealed by Shane M. Brenner, PLC, dated October 24, 2023.
- On November 1, 2023, DTM submitted an ANR Plan, and a revised site plan, as revised through October 31, 2023.

IV. FINDINGS, DETERMINATIONS AND CONDITIONS.

Based upon all of the evidence submitted during the public hearing sessions, on November 29, 2023, the Planning Board voted 5 to 0 to adopt following findings, determinations, and conditions and with the requirement that the findings, determinations, and conditions shall remain in full force and effect as a condition of any approval granted hereunder:

1. GENERAL PROPERTY FINDINGS

A. Zoning District.

The Property is located in a Residential A Zoning District.

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B. Property Identification and Current Uses

The Property is comprised of four (4) parcels as follows:

- i. 170 Stetson Road (Parcel ID 78-123) (has a single-family dwelling);
- ii. 196 Stetson Road (Parcel ID 78-126) (has a single-family dwelling);
- iii. 0 Stetson Road (Parcel ID 78-164), (is vacant); and
- iv. 0 Stetson Road (Parcel ID 78-168) (is vacant).

The portion of the Property at 170 Stetson Road currently is improved with a single-family dwelling, constructed in 1914, with 2,903 sf of living area. This dwelling is to remain.

The portion of the Property at 196 Stetson Road currently is improved with a single-family dwelling, constructed in 1970, with 1,224 sf of living area. This dwelling is to remain.

A one-story wood frame barn (circa 1850) is located adjacent to Stetson Road (“Barn”). The Barn will remain.

A decorative well with a stone base, constructed at an undetermined time, is located immediately adjacent to Stetson Road. The well shall be eliminated.

The Property that is the subject of the Special Permit Application is shown as Lot 4 on an Approval Not Required Plan that is dated and was submitted to the Planning Office on October 24, 2023, as prepared by CDG and signed and sealed by Shane M. Brenner, PLC and endorsed, on November 8, 2023, by the Planning Board by a vote of 5-0 (hereinafter, the “Special Permit Lot”).

2. SPECIAL PERMIT

A. SPECIAL PERMIT SPECIFIC FINDINGS

The Applicant proposes to use the Special Permit Lot at the Property for the Project and to construct a Village Residential Overlay Development in accordance with the requirements of Norwell ZBL §201-24, as amended by the Norwell May 2023 Town Meeting (hereinafter “ZBL §201-24”), provided the May 2023 amendments are perfected and take effect and this special permit decision is contingent upon the amendments taking effect.

1. ZBL §201-24.1. Purpose.

Under ZBL §201-24.1, a VROD project shall be age-restricted and have an affordability component. The Project proposes an age-restricted VROD development, with an affordability component, as provided for under ZBL §201-24.1.

The Board found that the Project satisfies the requirements of the Purpose section, provided that the age-restriction and affordability conditions required herein are satisfied.

2. ZBL §201-24.2. Applicability and Underlying Zoning Requirements.

Under ZBL §201-24.2, a VROD project must comply with all requirements of the underlying Residential A District, except where the VROD requirements are explicitly different and then only upon issuance of a special permit.

Underlying Zoning Requirements:

i. Use Regulations: ZBL §201-8.1.A

Under ZBL §201-8.1.A, not more than one dwelling is allowed on a lot.

The Board found this requirement is superseded by ZBL §201-24, which allows multiple dwellings on a lot, provided that the lot and project satisfy all required criteria. The Board found that the Special Permit Lot satisfies the required criteria as set forth below.

ii. Intensity of Use Regulations: ZBL §201-9.

1. Lot Area. ZBL §201-9.2.

a. Minimum lot size: one acre.

The Board found that ZBL §201.24 explicitly varies this requirement and allows a VROD development with multiple dwelling units on a minimum 10-acre lot. The Board found the Special Permit Lot satisfies this criterion.

b. Wetlands requirement.

There are no wetlands at the Property.

The Board found that this requirement is not applicable.

c. Stormwater management system.

No portion of a lot used for stormwater management shall be used to calculate the minimum lot area required.

The Board found that this requirement is superseded by ZBL §201-24.7.

d. Lot Frontage and width.

1. Minimum frontage: 80 feet.

The Special Permit Lot has 80 linear feet of frontage on Stetson Road.

The Board found that the 80-foot requirement is satisfied.

2. Minimum lot width: 150 feet.

The Special Permit Lot has a minimum width of 150 feet.

The Board found that the minimum width requirement is satisfied.

3. 80-Foot Rule. ZBL §201.9.3C.

No two points on lot lines shall be less than 80 feet apart, measured in a straight line, except where the shortest distance between such points, measured along the perimeter of the lot, is less than or equal to three times the aforesaid straight line distance.

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The Board found that the Special Permit Lot satisfies this requirement.

e. Required Yards. ZBL §201-9.4.

1. Front Yard: 50-75 feet

The closest dwelling unit will be setback 89 feet from Stetson Road.
The Board found the dwellings satisfy the front yard requirement.

2. Side and Rear Yard: 20 feet. ZBL §201.9.4.

The closest dwelling to a side lot line will be setback 53.3 feet.
The Board found that the dwellings satisfy the yard requirements.

f. Lot Shape. ZBL 201-9.5.

A.1-3. The Board found these requirements are satisfied.

B. Building Circle Requirement.

The Board found this requirement is superseded by ZBL §201-24.

g. Height restrictions. ZBL §201-9.6.

1. Building Height shall not exceed 2 ½ stories.

2. Building Height and Projections shall not exceed 34 feet.

The Board reviewed the building architectural materials provided on 10.18.23 and voted to find that the height requirements appear to be satisfied; however, the Building Official will determine height compliance when reviewing the final building plans.

iii. Route 3 Buffer. ZBL §201-11.2.

Under ZBL §201-11.2, all natural vegetation shall remain undisturbed within 100 of the way line of the Route 3.

The Board found that the Plan and Project satisfy this requirement.

iv. Parking Requirements. ZBL §201-12.6.

Under ZBL §201-12.6, a dwelling unit having 2 or more bedrooms must have a minimum of 2 spaces. The proposed dwellings will have a maximum of 2 bedrooms and each dwelling will have at least 4 parking spaces.

The Board found that the Plan and the Project satisfy the minimum parking requirements.

On November 29, 2023, the Board voted to find that the Project satisfies all of the underling Residential A District Requirements.

3. ZBL §201-24.3. Land Included.

Under ZBL §201-24.3, a VROD Project shall be entirely in the Residential A District.

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The Board voted to find that the Project satisfies this requirement as all of the Property is located in a Residential A District.

4. ZBL §201-24.4. Definitions. Omitted.

5. ZBL §201-24.5. Use Restrictions.

Under ZBL §201-24.5, a dwelling shall be subject to age-restriction requirements and a VROD may have certain accessory uses and utilities.

The Board found this requirement is satisfied, provided that the final age-restriction documents are provided to the Board and are approved as to form by Town Counsel and are duly executed and recorded at the Applicant’s expense against the Property (i.e., the Special Permit Lot), before the first building permit issues and before any unit is conveyed; however, building permits to renovate the two existing dwellings may issue but neither may be conveyed until the documents are approved and recorded.

6. ZBL §201-24.6. Application Requirements.

Under ZBL §201-24.6, the special permit application shall comply with the following requirements:

A. The site plan information required under ZBL §201-3.4B was provided as set forth below:

<u>ZBL Provision</u>	<u>Item</u>	<u>Provided</u>
ZBL §201-3.4B1a.	Building Elevations and Layouts	10.18.24
ZBL §201-3.4B1.b.	Signs	A “private” Street Sign
ZBL §201-3.4B1.c	Parking Spaces	Yes
ZBL §201-3.4B1.d	Driveway Openings	Yes
ZBL §201-3.4B1.e	Service Areas	None
ZBL §201-3.4B1.f	Open Uses	Open Space
ZBL §201-3.4B1.g	Infrastructure (wastewater and stormwater)	Yes
ZBL §201-3.4B1.h	Landscaping and screening	Yes
ZBL §201-3.4B1.i	Site Lighting	6 Lights
ZBL §201-3.4B1.j	Easements/ROWs	Yes
ZBL §201-3.4B1.k	Existing Conditions	Yes
ZBL §201-3.4B1.l	Drainage Calculations	Yes
ZBL §201-3.4B1.m	Parking/Density Calculations	Yes
ZBL §201-3.4B1.n	MassDot Curb Cut Approval	N/A
ZBL §201-3.4B1.o	Engineers Certification	Yes

B. The names and addresses of the Applicants.

C. The names and addressed of the Owners.

D. Copies of all required instruments.

E. An application.

Yes
Yes
Yes

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- F. The required development rate Yes
- G. The required narrative Yes
- H. Information regarding the number/kind of dwellings and other structures and their design, the locations, the number of bedrooms, the sale prices and fees anticipated and population projections. Yes
- I. Areas to be set aside for building structures and parking areas. Yes
- J. Conservation, recreation and other easements. To be provided
Trust instrument for ownership and responsibility for operation, maintenance, repair and replacement of common infrastructure, including the accessways, drainage, septic, irrigation, and other common areas was provided.
- L. Copies of proposed deed restrictions to assure permanent resale of the required units at affordable prices. To be provided

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7. **ZBL §201-24.7. Standards.**

A. Qualifying Area.

Under ZBL §201-24.7.A, the property used for a VROD Project shall consist of a minimum of ten contiguous upland acres.

The Board found that the Special Permit Lot has 10.17 upland acres and voted to find that the Special Permit Lot satisfies the minimum 10 contiguous upland acre Qualifying Area requirement.

B. Density Bonus; and

C. Determination of Density Bonus.

Under ZBL §201-24.7.B, a VROD Development shall have a minimum of one acre of upland per proposed dwelling unit, plus it may have a VROD density bonus, ranging from 30% to 80%, and under ZBL §201-24.7.C, the Board must exercise its discretion to grant a bonus based upon how well the special permit criteria are satisfied.

The Board found that the Special Permit Lot has ten acres of upland, and the Project proposes a total of 17 dwelling units. The ten acres of upland allows a base of 10 dwelling units. In order to have the proposed additional 7 dwelling units, the Project must be granted a density bonus of 70%.

The Board found that the Norwell Housing Production Plan recognizes that there are very few housing options for seniors who seek and need to downsize to less isolated settings and to units that require less maintenance. The Norwell population of those in the 55 to 64 age range steadily increased between 1980 and 2010, from 8.4% of all residents to 14.2%; and this population segment is projected to remain at this same level, at about 1,500 residents or 14% of the population, following some increase to about 16% in 2020. Additionally, the over age 65 population is projected to increase from 15.9% of all residents in 2010 to 27.6% by 2030, representing an increase of 1,340 residents in this age category and a growth rate of 80%. The Board finds that senior housing of the type proposed by the Project is a critical housing need in Norwell and in the region.

The Project is proposed to consist of seventeen dwelling units (two existing dwellings and fifteen new dwelling units). Each dwelling unit will have a maximum of 2 bedrooms, for a maximum total of 34 bedrooms for the Project.

The dwelling units shall be permanently age-restricted to ownership by persons aged 55 and over as required. Two of the dwelling units shall be permanently held by qualified affordable housing purchasers in accordance with ZBL §201-24.9. The restrictions shall be recorded and evidence of same provided to the Planning Board and the Building Department before any building permit issues for the Project and before any unit is conveyed. The age-restrictions shall not prohibit children. However, building permits may issue to renovate the two existing dwellings but they shall not be conveyed before the documents are recorded.

The rate of development of the affordable units and market rate units shall be equal in any one year and as set forth below.

The affordable units shall be integrated and shall be compatible in design, appearance, construction and quality of materials with other units.

The dwellings units shall be centrally located on the Special Permit Lot as shown on the Plan.

On November 29, 2023, the Board voted to exercise its discretion to grant the proposed density bonus of 70%, but with the following conditions:

- i. The first affordable unit shall be built before the 8th unit receives a building permit;
- ii. The second affordable unit shall be built before the 13th unit receives a building permit.
- iii. An occupancy permit shall be issued for the first affordable unit before the 8th occupancy permit issues for the Project; and
- iv. An occupancy permit shall be issued for the second affordable unit before the 13th unit receives an occupancy permit.
- v.

D. Existing Dwellings

Under ZBL §201-24-7.D, existing dwellings may be incorporated into a VROD Project; however, they count toward the density calculation. The Project proposes to maintain two existing dwellings.

The Board found that the two existing dwellings are allowed as part of the Project, but they count toward the total density of 17 dwellings.

E. Minimum Open Space.

Under ZBL §201-24.7.E, at least 35% of all upland shall be preserved as open space and left in its natural state after the VROD is completed. A permanent restriction shall be provided that is enforceable by the Town and that shall be recorded against the property before any clearing begins or any building permit issues and shall provide that the open space shall perpetually be kept in an open or natural state. Subsurface

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wastewater and stormwater management systems may be located within the open space, provided a sufficient buffer is provided as required under ZBL §201-24.7.F.

The Plan states that 48.4% of the Special Permit Lot upland shall be open space.

The Board found a total of 48% of open space would be provided by the Plans for the Project on the Special Permit Lot and this percentage satisfies the requirement and the Board found that the septic and stormwater areas shall be kept open by mowing the areas at least twice a year.

F. Buffer Requirements.

Under ZBL §201-24.7.F, there shall be a minimum buffer area of 75 feet at the perimeter of the property; however, the Board has the discretion to reduce the minimum to 50 feet if the buffer proposed will provide adequate screening.

The Plan proposes a variable perimeter buffer area that has at least a width of 50 feet.

FINDINGS AND CONDITIONS:

General Conditions:

- A revised landscaping plan shall be prepared by the Applicant and satisfy all imposed conditions hereunder and be reviewed and determined to be satisfactory before endorsement of the Plan occurs.
- The Applicant shall amend the Plans to show sufficient buffer boundary markers that mark the end of the buffers and open space and alert residents to the limits of their exclusive use areas.
- The Applicant shall revise the Landscape Plan Sheet (L1) to label the vegetation where it will be sited.

▪ **Stetson Road Buffer Findings and Conditions:**

Findings:

Units 1-4 are closest to Stetson Road, with Unit 4 closest, at 89 feet.

A minimum 50-foot buffer of existing woods starting at the edge of Stetson Road is shown on the Plan.

The septic system, reserve septic area and a stormwater drainage system will be located between the 50-foot buffer of existing woods and Units 1-4.

Septic and stormwater infrastructure may be located in the open space buffer, but only if abutters are adequately screened.

The Applicant shall mitigate and screen the massing of Units 1-4 from Stetson Road as required by ZBL §201-24.7.F as follows:

1. The Applicant shall, when initial clearing begins, clear the 50-foot wooded buffer area of dead and dying trees.

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2. The Applicant shall, as soon as possible after the said clearing of the 50-foot buffer, plant a minimum of 15 3-gallon mountain laurel plants in the areas where the buffer is cleared to open sunlight and in consultation with the Town Planner and/or Highway Director. The planting shall be done as soon as possible and before any building permit issues.
3. The Applicant shall plant Giant Arborvitae to the rear of Units 1-4. The Arborvitae shall generally be located at the 75-foot buffer line from Stetson Woods, but no Arborvitae shall be placed so as to be under the existing canopy of trees and the Arborvitae shall be located outside of the edge of the stormwater infrastructure. The Arborvitae shall be placed in a staggered row, with each plant being not more than six feet from the stem of the next plant. The Arborvitae screening shall begin at the outer edge of the septic system as shown on the Plan and then extend to the access way. The Arborvitae shall be a minimum of 10 feet in height. The arborvitae shall be annually mulched and fertilized and shall be replaced as needed. This shall be a permanent condition. The planting shall be done as soon as possible after clearing begins and not later than October 15, 2024. Failure to timely plant the Arborvitae shall result in a stop work order.

- **Access Way Buffer:**

The access way from Stetson Road is in and is allowed to be in the buffer, provided that the Board finds that the way is sufficiently screened.

The Board found that the Plans show sufficient screening.

- **Southeastern Buffer (Unit 12, top of the hill)**

A 50-foot buffer is proposed; however, Unit 12 would be 3.3 feet from the edge of the 50-foot buffer area and would have no usable area in this location. A buffer area is to be left in its natural state. A 3.3-foot area to support Unit 12 seems insufficient to maintain Unit 12.

Condition: The Plan shall be altered so that Unit 12 shall be a minimum of 5 feet from the buffer area.

- **Eastern Buffer (Top of Hill, Units 7-12)**

A 50-foot buffer is proposed behind Units 7-12. The closest unit would be @70 feet to the rear lot line, leaving lawn area of approximately 20 feet between the rear of the Units and the 50-foot wood buffer.

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The Board found this to be acceptable with the requirement that the borders shall be marked and not infringed upon.

▪ **Northern Buffer (Route 3, Units 5-7)**

A buffer of more than 100 feet to Route 3 is shown.

The Board voted 5 to 0 to find that the buffers provided on the Plans, with the findings and conditions maintained as required hereunder, are sufficient to substantially limit the visibility of the Project from outside its perimeter.

1. The proposed buffer along the perimeter of the site, shall be as shown on the Plans and the Supplemental Buffer Plantings Plan, which the Planning Board found to be suitable to screen and/or substantially limit the visibility of the Project and access drive from outside its perimeter.
2. No additional structures or infrastructure of any kind may be added to the Project, including but not limited to: sheds, patios, pools, equipment and equipment pads (other than equipment and pads expressly allowed hereunder but they shall not be installed in designated lawn areas), storage structures of any kind, recreational areas (including but not limited to bocci courts, tennis courts, pickle ball courts, basketball courts) shall be added without a formal amendment to the special permit and a review of drainage calculations.
3. The proposed Project complies with the Route 3 buffer zone requirements found at Section 201-11.2 and all natural vegetation shall remain undisturbed within 100 feet of the way line of Route
4. If area abutters prepare and present a sound mitigation plan request to MassDOT, the Applicant shall cooperate with the request. The Applicant shall not be responsible for the expense of installing a sound mitigation plan but has agreed to and shall provide the sound information data that it has assembled.
5. The Board found that the variable perimeter buffer area with a minimum width of 50 feet, as shown on the Plan and Supplemental Buffer Plantings Plan, is not suitable to screen and/or substantially limit the visibility of the Project and access drive from outside its perimeter and the Board exercised its discretion to grant the requested relief to reduce the buffer to 50 feet in the places shown on the Plans with the conditions noted above and herein.

G. Parking.

Under ZBL §201-24.7.G, there shall be adequate parking provided to serve the proposed development.

The Application and Plans are inconsistent. The Application recites 35 spaces. The Plans show 37 spaces. The Plan shows that each dwelling would have a minimum of four dedicated parking spaces. A two-car garage is proposed for each of the new dwelling units. The existing detached garage associated with the 170 Stetson Road portion of the Property shall be demolished and a new two-car garage shall be constructed that is set back farther from the easterly property line. The existing dwelling at 196 Stetson shall have a garage with 3 spaces. The mailroom has two parking spaces. The Planning found that the 37 spaces shown on the Plan are adequate as conditioned below:

Conditions:

- There shall be a minimum of 37 parking spaces as shown on the Plans.
- Parking shall not be allowed on the accessway during storm events.
- Each of the 17 dwelling units shall have a separate driveway, with a minimum length of 24 feet and a minimum width of 24 feet to accommodate parking of at least two vehicles outside of the garage, providing additional off-street parking.
- A mailroom shall be sited adjacent to the intersection of the interior loop drive, and two (2) parking spaces shall be provided adjacent to the mailroom, with at least one of the spaces designed and sized so as to be handicap accessible but with no need to be restricted to handicap use.

The Board voted 5 to 0 to find that the parking provided is adequate.

H. Surface Drainage.

Under ZBL §201-24.7.H, the stormwater drainage system shall be designed to comply with the Planning Board's Subdivision Rules and Regulations and shall conform to DEP's Stormwater Management Policy and Design Guidelines. The Board may require groundwater mounding analyses at its discretion.

The proposed drainage systems, including infiltration basin and subsurface chamber system, are designed in conformance with all applicable standards and shall be maintained by the Applicant and then a trust ("Trust") that shall be responsible to own and maintain and repair and replace all common infrastructure, as necessary.

The Board found that the proposed stormwater infrastructure as noted above satisfies the requirements of the Subdivision Rules and Regulations.

The Board found that the proposed stormwater infrastructure as noted above satisfies DEP requirements.

I. Utilities.

Under ZBL §201-24.7.I, all utilities shall be placed underground.

The Board found that the Project proposes that all utilities shall be placed underground and voted to require that there be a condition that all utilities shall be underground as required by ZBL §201-24.7.I

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J. Dwelling Units on a Lot.

Under ZBL §201-24.7.J, dwellings are permitted on a lot or series of lots within a VROD project.

The Special Permit Lot for the Project is shown on October 24, 2023, ANR Plan.

The Board found that the Special Permit Lot conforms to ZBL §201-9.3.C. The Special Permit Lot is satisfactory as presented in the October 24, 2023 ANR Plan that was formally presented to the endorsed by the Board as approval not required, provided that the recording of the ANR Plan at the Registry of Deeds shall occur before or simultaneously with the recording of the Special Permit Decision.

The Planning Board found that the Project can be developed only in conformity with the requirements of ZBL §201-24.7.J, including conformance with all Board of Health requirements and with the underlying zoning requirements as determined by the Building Official.

H. ZBL §201-24.8. Review Fees.

Any and all outstanding review fees shall be paid by the Applicant before any building permit issues for the Project.

I. ZBL §201-24.9. Affordable Units.

A. Under ZBL §201-24.9.A, the Project shall have 10-20% affordable units.

The Project proposes that 10% of the 17 units or 2 of the units shall be affordable.

The Planning Board found that the 10% affordable housing component is satisfactory.

B. Under ZBL §201-24.9.B, the rate of affordable and market rate units built in any one year shall be equivalent.

Condition: The first affordable unit shall receive a building permit before the 8th unit or any additional unit for the Project receives a building permit; and the second affordable unit shall receive a building permit before the 13th unit or any additional unit for the Project receives a building permit. An occupancy permit shall be issued for the first affordable unit before an occupancy permit issues for the 8th unit or any additional unit for the Project; and an occupancy permit shall be issued for the second affordable unit before the 13th unit or any additional unit for the Project receives an occupancy permit.

C. Under ZBL §201-24.9.C, deed restrictions shall be provided.
Deed restrictions have been provided to Town Counsel for review.

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No building permit may be issued, and no conveyance may occur of any unit until all post-approval documents have been provided and approved by Town Counsel and then duly executed and recorded and evidence of same shall be provided to the Board and the Building Official.

- D.** Under ZBL §201-24.9.D, dwelling units placed on the Property shall be considered part of same development.
- E.** Intentionally Omitted.
- F.** Under ZBL §201-24.9.F, the affordable units shall have the same public amenities as the market rate units.
- G.** Under ZBL §201-24.9.G, the affordable units shall have compatible design, appearance, construction and quality of materials as the market rate units and have same interior features and mechanical systems.
- H.** Intentionally Omitted.
- I.** Affordable Housing Restrictions and Regulatory Agreement.

Under ZBL §201-24.9.I, there shall be affordable housing restrictions and a regulatory agreement that satisfy criteria.

The post-approval documents shall be finalized by the Applicant and reviewed by Town Counsel and confirmed by a majority vote of the Board at a duly posted meeting and then duly executed and recorded by the Applicant before any building permit issues and before any unit is conveyed.

J. ZBL §201-24.10. Special Permit Criteria Determinations (ZBL §201-3.3B).

The Board considered the criteria for the grant of a special permit set forth in § 201-3.3B. The Board voted 5 to 0 to find these requirements have not been satisfied and determined that:

1. The conduct of the proposed VROD Use will not be detrimental to the neighborhood and zoning district because:
 - The Project provides moderately sized, detached dwelling units for occupancy by individuals 55 years of age or older, on a 10-acre tract of upland.
 - The residential development, located within Residential District A (and the VROD), is centrally located on the site, maintains a significant buffer from all of the surrounding residential properties, and preserves approximately 48% as open space.
 - The Project will enhance the Stetson Road streetscape by consolidating the four (4) existing driveways into a single access.
 - As such, the age-qualified residential Project will not be detrimental to the neighborhood or zoning district; and the VROD Project will provide for more diverse housing options for the aging segment of the population, including

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affordable housing, while conserving environmental features, woodlands, open space, areas of scenic beauty, views and vistas.

2. The conduct of the proposed VROD Use will not significantly alter the character of the zoning district.
 - o The Planning Board found that the age-qualified, residential Project will not alter the character of the residential zoning district. The VROD Project is located within Residential District A and VROD. The Project includes moderately sized, detached single family dwelling units for occupancy by individuals 55 years of age or older, on a 10-acre tract of upland. The dwellings are centrally located on the site, with ample lawn and landscape buffer areas, and the preservation of significant open space. Moreover, the historic 1850s barn structure along the Stetson Road frontage will be retained and the stone wall repaired. As such, the age-qualified Project is consistent with the residential character of the zoning district.
3. The conduct of the proposed use will not be injurious, noxious, or offensive to the neighborhood by reason of the emission of odors, fumes, dust, smoke, noise or other cause, nor hazardous to the community on account of fire, explosion or other cause.
 - * The Board found that the age-qualified, residential Project will not be injurious, noxious, or offensive to the neighborhood. The Project is residential in nature, entirely consistent with neighboring residential properties and uses and will not create odors, fumes, dust, smoke or noise that are injurious or offensive to the neighborhood. A fire hydrant (s) shall be located within the Project site as directed by the Fire Chief, and stormwater shall be directed to stormwater infrastructure as shown on the Plans. Additionally, the Project consolidates the existing access ways into a single access for the Project. Moreover, during construction the Applicant shall implement appropriate sediment and erosion controls, as depicted on the Plans and as conditioned herein and shall control heavy vehicular traffic to protect the safety of the neighborhood.
4. The Special Permit Lot is not in the Aquifer Protection District.

B. SPECIAL PERMIT CONDITIONS

Any grant of special permit relief hereby shall be and hereby is conditioned upon the following requirements:

1. Each of the facts, determinations and conditions set forth herein shall be maintained in perpetuity as an express condition of approval.
2. The Project shall be developed in accordance with the Plans as approved and as endorsed for recording. Notwithstanding this requirement, the footprint of a dwelling or structure may be modified without an amendment to this Special Permit, provided that:
 - (i) The Applicant shall file a written request with the Planning Board and the Planning Board's Agent (either the Project appointed engineering consultant performing inspections or the Planner);

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- (ii) The written request shall describe the scope of the proposed modification and provide a plan that shows the modification; and
 - (iii) The Planning Board's Agent shall have the discretion to allow a minor modification, provided that the modification shall not result in any dwelling or structure encroaching upon any required buffer or setback and provided further that no such modification shall result in an increase in the maximum impervious area allowed hereunder and as shown on the approved and endorsed Plans and, otherwise, a modification to the Special Permit shall be required.
3. The Project shall be developed in accordance with this Decision.
 4. The Barn shall be repaired and maintained by the Trust so that it is in a safe condition, and it shall be used only for a use that is accessory to the VROD Special Permit use. It may be used by the Trust to store landscaping and plowing equipment and other equipment needed to maintain the VROD Development. It also may be used for a passive use(s) that is (are) accessory to the VROD Special Permit use, provided, however, that any such use shall not generate any noise that is discernable at the property line and shall not generate the parking of vehicles on the access way and the Barn shall be accessed only by foot by the occupants of the Project. The Barn shall not be used for any commercial use and shall not be offered as a use that is available to people who are not occupants of the VROD Development.
 5. The Project shall permanently eliminate the two (2) existing northerly curb openings and driveway access to/from Stetson Road to the Special Permit Lot and shall construct and maintain an access drive off of Stetson Road, as shown on the Plans, to serve as the sole access to/from the Project. Internal roadway access to and from the age-qualified dwelling units shall be via a two-way circular drive as shown on the Plans. The single curb-opening access shown on the Plans addresses neighbors' expressed concerns about multiple driveways and potential direct light glare.
 6. Emergency generators shall be allowed to be sited as of right for each of the 17 individual units; but with no propane tanks allowed as gas connections are available and only if the generator is placed on a pad as designated on Sheet 8-8.3 Exhibit E of the Plans and only if it is placed in a location that does not intrude upon a buffer area or lawn area shown on the Plans and is in a location that complies with all applicable state code requirements.
 7. The Landscaping Plan shall be revised as required hereunder.
 8. Snow removal from the Project shall occur by trucking snow out if, when and as directed by the Norwell Fire Department or Norwell Highway Department.
 9. Lighting along the access way and for the individual units and at any portion of the Project shall be dark sky compliant and shall not cast light on any adjacent property.
 10. All trees, stumps, limbs, brush and all construction debris shall be legally disposed of, off-site.
 11. Before any clearing or construction occurs, the Applicant shall prepare a Construction Plan that satisfies the requirements of Norwell Code §302.6.4F and submit it to the Board and

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the Board's peer review consultant. A digital copy and three hard copies shall be provided to the Board and a digital copy and hard copy to the Board's peer review consultant. The Construction Plan shall be peer reviewed at the Applicant's expense for compliance with §302.6.4F. If the Construction Plan is approved by the peer review consultant, then no further action is required; however, either the Applicant or the peer review consultant may refer the matter to the Board for action as necessary.

12. Endorsement, Final Revision of Plan for Endorsement: The Plan shall be endorsed by the Board and recorded prior to the issuance of any building permit for the Project. Prior to Endorsement, the Plan shall be revised to reflect all conditions of approval and shall reflect the information on the October 24, 2023 ANR Plan that depicts the Special Permit Lot. The Plan shall be revised to reflect a final revision date for Endorsement. The Plan shall be revised to reflect all required inspection and construction notes set forth under the Board's Subdivision Regulations. The Applicant shall supply the Board and its Engineer with four (4) sets of prints of the Plan as revised for Endorsement and a digital copy. The revised Plan shall be reviewed by the Board's Engineer for conformance with all conditions of approval. The Board's Engineer shall confirm that the revisions are complete and accurate and in accordance with the Certificate of Action before Endorsement occurs. Upon confirmation by the Board's Engineer, the Applicant shall supply two (2) Mylars of the Plan. Once endorsed, Sheets C-1, C-3, C-4, C-6, C-8.3 and L.1 shall be recorded by the Applicant and recording shall take place before any building permit issues for the Project.

13. Endorsement, Trust Required: Prior to issuance of any building permit, the Applicant shall obtain the approval of Town Counsel and the Board for a Declaration of Trust instrument, which shall provide for:

- (a) Ownership and control of the roadway and drainage systems;
- (b) Maintenance, repair, and operation of the roadway and adjacent slopes within the right-of-way, including snow and ice removal;
- (c) Maintenance of all sight triangles and/or sight easements;
- (d) Maintenance, repair, and operation of the streetlights;
- (e) Maintenance, pruning, trimming, and replacement of street trees and landscaping; and,
- (f) Maintenance, repair, operation, and replacement of the stormwater drainage system and associated adjacent bog system.

The Declaration of Trust instrument shall clearly state the responsible parties for the abovementioned items. The access way shall not be presented for acceptance as a public way. A timetable for the transfer of responsibility from the Applicant to the Trustees shall be provided. Notice of transfer shall be provided to Town Treasurer-Collector and the Board.

The Declaration of Trust instrument shall be fully executed by the necessary parties and evidence of recording provided to the Board. The Trust shall provide for mandatory membership by all unit owners and shall be sufficiently funded with initial funds and collect sufficient funds annually to provide for the maintenance, repair, operation, and replacement of the stormwater management and drainage system, roadway system, and all other Trust responsibilities.

The required maintenance for the Project shall be as set forth in a separate document entitled “Operation and Maintenance Plan” and revised as required under the final peer review engineering report. A hard copy and a digital copy shall be provided by the Applicant to the Board and the Board’s peer review engineer and the Trustees when the Project is transferred to the Trust. Prior to endorsement of the Plans, the Board’s Engineer shall review the final plan for conformance with all requirements. The Applicant shall deposit minimum initial funds with the Trust that shall be adequate to provide for long-term maintenance and replacement of the roadway system, the stormwater management and drainage system, and all other Trust responsibilities, and shall be paid in advance by the Applicant and, thereafter the Trust shall collect a minimum annual contribution adequate to provide the required maintenance and replacement activities, as described in the Declaration of Trust document, which shall be subject to Town Counsel’s approval as to form.

The Trust instrument shall provide that the Trust shall be responsible for maintaining all sight triangles and/or sight easements. All sight triangles and/or easements shall be maintained to permanently provide clear lines of sight within the triangles and the Trust shall specifically provide and require proper and adequate funding for same. The Trust instrument shall be in legal existence and be recorded as a restrictive covenant that runs with the land and evidence of this shall be provided to the Board and confirmation that any required preliminary funding for the Trust in place shall be provided to the Board, prior to endorsement of the Plans.

14. Endorsement, Assent of Owners: Prior to endorsement of the Plans, the Applicant’s counsel shall provide a title certification to the Board that all owners of the Property (i.e., the Special Permit Lot have assented to any and all easements.

15. Endorsement, Plan: Prior to endorsement the Plan shall be prepared for endorsement by:

- a. Placing all conditions of approval in this decision on the final plan for endorsement;
- b. Providing the plan revised for endorsement to the Board’s peer review consultant for peer review.

16. Endorsement, Certification: Prior to endorsement, the Applicant’s counsel shall provide a list to the Board and the peer review consultant of all endorsement requirements and a certification that all endorsement requirements have been satisfied.

17. Endorsement, Surety: Prior to Endorsement, proper surety shall be in place, to guarantee completion of the construction of the accessway and the installation of the municipal type services shown on the Plans in the manner provided for under G.L. c.41, §81U, ¶7 and the Board’s Subdivision Regulations and all conditions set forth herein. If a covenant form of surety is used in the manner provided for under G.L. c.41, §81U, ¶2, the form of the covenant shall be reviewed and approved by the Board, executed by the Owners of record and any mortgagees of record, and then executed by the Board and recorded by the Applicant at the Plymouth County Registry of Deeds prior to release by the Board of the endorsed Plan and prior to its recording. Prior to acceptance of a covenant, the Applicant shall provide the Board with a certification by a licensed attorney, who shall certify the names of all Owners and mortgagees of record, based upon an up-to-date title search. After

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approval of the terms of the covenant and the signatures provided, the Applicant then shall provide evidence of the recording of the duly executed covenant prior to endorsement of the subdivision plan or its release from escrow. If money-based surety is used, the Applicant shall undergo a surety review process and post the funding as approved by the Planning Board in the manner provided for under G.L. c.41, §81U, ¶7.

18. Endorsement, Easements: Prior to Endorsement, the Applicant shall provide the Town with any and all the required and recorded easements, including but not limited to, the drainage, LID techniques, utilities, street trees, and access easements. The easements shall be approved by the Board and Town Counsel in advance of execution and shall be duly executed by all Owners and mortgagees of record. The Applicant shall provide the Board with a certificate by a licensed attorney, certifying the names of all Owners and mortgagees of record, based upon an up-to-date title search. Evidence of recording of the easements shall be provided to the Board before endorsement occurs. The easements shall be referenced on the Plan, including the Book and Page where they were recorded.
19. Endorsement, Lighting Approval: Prior to seeking Endorsement, the Applicant shall obtain and provide evidence to the Board that the street lighting and lighting fixtures shall be located as shown on the final plan for endorsement. Lights shall be designed and installed to shine downward only. Lights shall be equipped with photo sensors and be Dark Skies compliant.
20. Endorsement, Stormwater System: The Applicant and its successors in interest, and then the individual lot Owners, and then the Trust shall be jointly and severally liable and responsible for the operation and maintenance of the stormwater drainage systems at the Project in a good and orderly manner after construction of the drainage facilities in accordance with the requirements of the Town and as set forth in the plans and documents submitted by the Applicant and based upon drainage calculations submitted therewith. In addition, the Applicant shall clean the catch basins and other drainage infrastructure and sweep the accessway and adjacent public way as necessary during construction, as determined by the Board or its agent, and thereafter sweep the access way a minimum of four (4) times per year.
21. Catch Basins: During construction, the Applicant shall clean the catch basins shown on the approved Plan at least four (4) times per year, including in late Fall and early Spring. During construction, the catch basins shall be fitted with a sediment trap of siltation fabric under the catch basin rim plus silt sacks around the rim to prevent sediment from entering the drainage system. During construction, the catch basins shall be inspected every seven (7) days, and within twenty-four (24) hours of any storm with more than one-half (½) inch of precipitation and cleaned of all accumulated sediment and debris. After construction, catch basins shall be inspected at least twice per year and cleaned of all accumulated sediment and debris twice per year, during the Fall and again in early Spring.
22. Drainage System: During construction, the Applicant shall inspect the proprietary stormwater treatment system shown on the approved Plan at least four (4) times per year, and within twenty-four (24) hours of any storm with more than one-half (½) inch of

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precipitation. After construction is completed, the Applicant or the Trust shall have the drainage system inspected four (4) times during the first year, to determine the rate at which the unit reaches 15% capacity. After the first year, a maintenance schedule shall be developed, based upon the determination previously reached regarding the point at which the unit reaches 15% capacity, with a minimum of two (2) inspections per year. Accumulated sediment and debris shall be removed at least twice per year, once in the Fall and once in the Spring. Removal of sediment and hydrocarbons shall be completed using a vacuum truck. Disposal of accumulated sediment and hydrocarbons shall be performed in accordance with all applicable Federal, State, and Local guidelines and regulations.

23. Drainage Basin: The drainage basin(s) shown on the approved Plan shall be inspected at least four (4) times a year to ensure that the basin is operating as designed. If accumulated sediment or debris is observed within the basin, it shall be removed forthwith.
24. Drywells: Drywells, if any, shall be installed and maintained as determined by the condition for Site Development Plans. Additional maintenance of the rain gardens during construction, including replanting and weeding, shall be at the direction of the Board or its agent. Proof of the required rain garden maintenance shall be supplied at the request of the Board or its agent during construction and per the condition for "Site Plan Development."
25. Emergency Maintenance: Prior to Endorsement, the Applicant shall grant an easement to the Town, approved by Town Counsel, permitting the Town to perform emergency and routine drainage maintenance if the Applicant fails to conform to this condition, and the Applicant and its successors in interest shall agree as a condition of approval, to reimburse the Town the full cost of same and that a lien against the Trust and the owners of the Project's units may be imposed. Furthermore, the Town shall have the right, but not the obligation, to undertake this activity. The easement shall be referenced on the Plan, including the Book and Page where it was recorded.
26. Endorsement, Earth Removal: Prior to Endorsement and before any excavation work, a note shall be added to the Plan that states: "All earth removal shall comply with the Town of Norwell's Regulations and Bylaws."
27. Endorsement, Plan: The Plan provided for endorsement shall be accompanied by a report prepared by the Applicant's Engineer that details changes from the prior approved Plan and shall include revised drainage calculations, if applicable.
28. Pre-Construction Meeting: At least ten (10) days prior to any initial site work, including clearing and grubbing, a Pre-Construction Meeting shall be held between the Applicant, the Applicant's contractor, the Board's Engineer, Town Planner, and representatives of the Town departments having an interest in the Plan. The meeting shall be for the purpose of familiarization with the project and conditions of approval and determining the construction sequence and timetable. At the meeting, the Applicant shall provide the name, address and telephone number of the project manager or other responsible party on site who will be responsible for construction activities. If the development is conveyed to another party prior to or during construction of the project, the Board shall, within five (5)

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business days of the conveyance, be provided with the name and address of the new Owner who shall submit to the Board a signed affidavit indicating that the Certificate of Action and Covenant have been read and understood. The new owner or their representative shall meet with the Board at the Board's next available meeting.

29. Pre-Construction Meeting, Updated Contact Information: Prior to the Pre-Construction Meeting, the Applicant shall provide updated contact information for the selected site contractor. The site contractor shall attend the Pre-Construction Meeting.
30. Pre-Construction Meeting, NPDES Permit: Prior to the submission of the draft copy of the SWPPP to the Board and its Engineer for review, the Applicant shall provide updated Phase II construction information as part of the Stormwater Pollution Prevention Plan.
31. Pre-Construction Meeting, NPDES Permit: At least three (3) weeks prior to the anticipated Pre-Construction Meeting, a draft copy of the SWPPP shall be provided to the Board and its Engineer for review and commentary. Once the Board's Engineer is satisfied with the contents of the draft SWPPP, the Applicant shall submit the SWPPP for approval. The Pre-Construction Meeting will be held once the SWPPP has been approved and NPDES permit has been issued. No work, including grading, clearing, grubbing, etc., shall commence until the draft SWPPP is reviewed and approved by the Town, submitted, and a valid NPDES permit has been issued. The NPDES Permit shall be currently in existence during all activity.
32. Pre-Construction Meeting, Copies of Plans: Prior to the Pre-Construction Meeting, the Applicant shall provide Town Planner with a copy of the subdivision plan on disc in CAD (.dwg file format) and also two (2) 11" x 17" copies of the approved and endorsed Plans and provide a digital copy.
33. Pre-Construction Meeting, Street Signage: Prior to the Pre-Construction Meeting, a standard Town of Norwell Street sign, as required under Regulation §9.2.13, shall be erected at the intersection with Stetson Road, indicating the approved street name. Furthermore, any signage required, including warning signs, shall be placed in accordance with the Manual of Uniform Traffic Control Devices standards and at a location approved by Highway Surveyor.
34. Construction, Construction Activities: All construction activities associated with the approved and endorsed Plan shall be conducted in a workman-like manner. During construction all Local, State, and Federal laws shall be followed regarding noise, vibration, dust, and obstruction of Town roads. Construction, once it begins, shall progress through to completion of the development as approved as continuously and expeditiously as possible and in accordance with the construction sequence and timetable approved at the Pre-Construction Meeting.
35. Construction, Prior to Start: Prior to Construction, a plan showing utilities as approved by the applicable utility companies shall be provided, and the utility plan updated accordingly.

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36. Construction, Prior to Start: Prior to Construction, the Special Permit Plan shall be updated showing the location of telephone cables, and primary and secondary power lines, as approved by the Electrical Inspector, to confirm there are no conflicts. All utilities shall be underground.
37. Construction, Prior to Roadway Construction: Prior to the start of any road construction, the Applicant, as necessary, shall obtain the written permission of Highway Surveyor to allow any work required in any adjacent public right-of-way.
38. Construction, Construction Hours: During Construction, all construction-related truck activity shall be scheduled so as not to interfere with school busing routes. Hours for construction activity shall be limited under this plan as follows:
- a. Monday – Friday: 7:30 a.m. to 6 p.m., or dusk whichever is earlier
 - b. Saturday: 8 a.m. to 5 p.m., or dusk whichever is earlier
 - c. Sunday: None
 - d. State Holidays: None
 - e. Federal Holidays: None
39. Construction, Unloading of Equipment: During Construction, no equipment shall be parked or stored adjacent to any drainage channel, drainage inlet, or wetland buffer area. Maintenance of construction equipment involving transfer of fluids and fuels shall be conducted in areas away from drainage channels and inlets. No parking of vehicles or storage of equipment or off-loading of equipment shall occur on Stetson Road or Masthead Road.
40. Construction, Limit of Construction Area: During Construction, all areas to be protected from construction encroachment shall be marked on the ground as shown on the approved and endorsed Plan and the Applicant shall maintain these barriers throughout the construction phase of the project. No additional clearing is permitted beyond the limit of clearing/limit of work shown on the approved and endorsed Plans. Should additional clearing occur beyond the approved limits, the Applicant shall be required to restore the site to its predevelopment condition.
41. Construction, Roadway shall be Kept Clear at All Times: During Construction and once paved, the road(s) shall be kept clear and passable at all times. No vehicles or equipment shall be parked or stored in such a manner as to render the street impassable, and no refuse containers, trailers, or construction materials of any kind shall be placed or stored upon the street. Under no circumstances shall the road(s) or the cul-de-sac(s) be used as staging areas.
42. Construction, Stockpiling of Materials: During Construction, earth material stockpiles shall not be placed within thirty (30) feet of perimeter siltation barriers or drain inlets. Long-term stockpiles (i.e., over thirty (30) days) shall be shaped, stabilized, and entirely

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encircled by siltation fencing or hay baling, and shall be stabilized by temporary seeding or netting.

43. Construction, Disposal of Debris: During Construction, disposal of brush, tree limbs, tree stumps, and tree trunks shall take place off site, within thirty (30) days of cutting under Regulation §7.4.6.22, and in conformance with all applicable Local, State, and Federal laws and regulations.
44. Construction, Inlet Protection: During Construction, satisfactory inlet protection shall be provided for the drainage system until all work has been completed and vegetation established. The Applicant agrees that the Board, the Board's Engineer, or Town Planner shall compel the use of silt sacks to protect the catch basins, as provided on the approved and endorsed Plans.
45. Construction, Excavation Dewatering: During Construction, any excavation dewatering shall be performed in a workman-like manner and such water shall be free of suspended solids before being discharged into either a wetland or any storm water drainage system. This applies to all forms of dewatering, including pumping and trenching.
46. Construction, Inspection and Approval of Materials: During Construction, the Board's Engineer shall approve any soil or earthwork material brought to the Property and the Special Permit Lot during construction, at a minimum of forty-eight (48) hours prior to its arrival.
47. Construction, Blasting Operations: During Construction, any blasting operations shall require proper permits and shall not be undertaken on any weekend or holiday.
48. Construction, Utilities Underground: All utilities shall be installed underground, and the Board or the Board's Engineer shall be required to approve each utility installation.
49. Construction, Electrical Work: During Construction, unless the utility company can show cause otherwise, a licensed electrician shall install all electrical work for utilities and proper notice must be given pursuant to MGL c.141, §5L and c.143, §3L and any other applicable requirement.
50. Construction, Pipe Cover: During Construction, any drainage pipe with less than the required two and one-half (2½) feet of cover shall be ductile iron and engineered for H-20 Loading. No pipe shall have less than two (2) feet of cover, unless otherwise waived.
51. Construction, Catch Basin Grate Setting: During Construction when paving occurs, catch basin grates shall be set flush with the binder course and reset so as to be flush with the topcoat when it is installed immediately before the topcoat is installed.

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52. Construction, Removal and Relocation of Utility Poles: During Construction and prior to any paving, as necessary, any and all utility poles shall be removed from the access right-of-way.
53. Construction, 911 Requirements: The 17 Units and Mail Room and Barn shown on the approved and endorsed Special Permit Plan shall each have an address for 911 purposes. The Applicant shall make the necessary arrangements with the Fire Department and Assessing. Proof of the completed arrangements with the Fire Department shall be provided to the Board, Town Planner, and Building Inspector. Pursuant to MGL. c.41, §81Y, ¶2, the Building Inspector shall not issue a Certificate of Occupancy for any unit where proof of 911 notification has not been provided with or before the building permit request.
54. Construction, Seasonal High Ground Water Shall Not Be Intercepted: No building, structure, driveway, or appurtenance shall be sited so as to intercept seasonal high ground water (i.e., all portions of each building, structure, driveway, or appurtenance shall be located above the seasonal high ground water mark). The Building Inspector shall determine the seasonal high ground watermark when a building permit is requested, and the determination shall be based upon such information as the Building Inspector may require the Applicant to provide. The Building Inspector shall not issue a building permit for any lot, if to do so would result in the interception of seasonal high ground water.
55. Construction, Final Grading: The final required grades and contours shown on the approved and endorsed Plan shall be installed as shown, except as expressly approved otherwise via the Special Permit Plans. Any significant modification of the approved final grading, as determined by the Board, shall be subject to a modification of the permit.
56. As-Builts, Interim Roadway As-Built Plan: No building permit for any structure shown on the approved and endorsed Special Permit Plan shall be issued until after an Interim Roadway As-Built Plan has been provided to the Board and confirmed by the Board's Engineer, to be located as shown on the approved and endorsed Plan. The Interim Roadway As-Built Plan shall be certified and signed by a Registered Professional Land Surveyor and be accompanied by a separate affidavit signed by the PLS certifying under oath that the roadway has been properly surveyed and confirmed to be in the proper location and in accordance with the design specifications shown on the approved and endorsed Plan.
57. As-Builts, Interim Drainage As-Built Plan: No building permit for any structure shown on the approved and endorsed Plan shall be issued until after an Interim Drainage As-Built Plan has been provided to the Board and confirmed by the Board's Engineer, to have been located and constructed as shown on the approved and endorsed Plan. The Interim Drainage As-Built Plan shall be certified and signed by a Registered Professional Land Surveyor and be accompanied by a separate affidavit signed by the PLS certifying under oath that the drainage infrastructure has been properly surveyed and confirmed to have been constructed in the proper location and in accordance with the design specifications shown on the approved and endorsed Plan.

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58. As-Builts, Final As-Built Plans: Prior to final surety release, satisfactory Final As-Built Plans shall be provided to the Board. As-Built Plans shall include a certificate from a Registered Professional Engineer that the Project's grading has been completed in accordance with the details and requirements shown on the approved and endorsed Special Permit Plan.

59. As-Builts, As-Built Approval: Within thirty (30) days of completion of all Authorized Activities and prior to final surety release, the Applicant shall apply to the Board for As-Built approval, accompanied by three (3) sets of As-Built Plans and, as applicable, proof of compliance with the permits and/or conditions of the following, as necessary:

- (a) Board of Health (Septic)
- (b) Selectmen Board (Gravel / Earth Removal)
- (c) Board of Water Commissioners (Water Utilities)
- (d) Building Inspector (Building)
- (e) Fire & Police Departments (Public Safety)
- (f) Highway Surveyor (Roadway)
- (g) Historical Commission (Demolition Delay)
- (h) Town Treasurer-Collector (Taxes)

As-Built approval shall not be considered complete until an As-Built Certificate, as issued by the Planning Board, has been filed at the Registry, and proof of same provided to the Board.

60. The Applicant shall provide a copy of the final Operation and Maintenance Plan to the Planning Board before any occupancy permit issues and to the Homeowners Association or Trust that takes over the Project.

2. SCENIC ROAD FINDINGS AND DETERMINATIONS

The Board found and determined as follows regarding the Scenic Road Plan submitted by the Applicant:

1. Under Norwell Code Chapter 82, §82-82.10.D, Stetson Road is designated as a Scenic Road. The Planning Board found that the Project is located on a Scenic Road.
2. Under §82-5A, only one driveway cut per lot is allowed on a Scenic Road. The Board voted to find that the single access drive shown on the Plans for the Special Permit Lot is consistent with the requirement set forth under §82-5.A.
3. Under §82-5A, a driveway access way opening shall not exceed 18 feet in width. The Board found the proposed access way width for the Project exceeds 18 feet; however, the Board voted to grant a waiver to allow the width as shown on the Plans, as authorized under §82-5.F. The width shall not exceed 24 feet (excluding curbs and radii).
4. The requirements of §82-5.B-E were found to be satisfied. Waivers were not requested.

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5. The criteria for approval of a Scenic Road Plan are set forth at §82-7.

The Board found these requirements have been satisfied and that:

- a. The Applicant applied to the Planning Board under MGL c. 40, § 15C (scenic roads), regarding repair, maintenance, reconstruction or paving work, including new driveways, that involves removal of a portion of existing stone walls within or partially within the right-of-way of a designated scenic road, Stetson Road.
- b. Abutters were notified, as required.
- c. Condition: The Applicant shall remove the granite post at the existing stone wall terminus and reinstall the post at the newly proposed stone wall terminus.
- d. The Applicant shall preserve and enhance the Stetson Road streetscape consolidating the existing curb openings to minimize the number of openings in the existing stone wall. Specifically, the Applicant shall eliminate the two (2) existing northerly curb openings and driveway access to/from Stetson Road to the Property, and to construct an access drive off Stetson Road in the approximate location of the existing southerly driveway at the Special Permit Lot, to serve as the sole access to/from the Project.
- e. Condition: The existing driveways to be removed shall be planted with and converted to open space as shown on the Plans and required herein.
- f. The single curb opening for the access way addresses the neighbors' expressed concerns about multiple driveways and potential direct light glare.
- g. The single access drive is consistent with the Scenic Road Bylaw, Norwell Code General Bylaw §82, which allows one driveway cut per lot onto any designated scenic road resulting from the cutting or removal of trees or the alteration of any stone wall.

SPECIAL CONDITIONS AS TO BOTH DECISIONS:

1. All Findings and Conditions set forth herein are hereby incorporated as Special Conditions that shall be required to be in place at all times for the Project to be compliant.
2. The Special Permit Lot shall not be subdivided or further divided.
3. The 17 dwelling units shall be occupied by persons aged 55 and over; provided, however, that one spouse may be under 55 years of age and children shall not be prohibited and the age-restriction language shall conform to HLC requirements to allow the two affordable units to count toward HLC's Subsidized Housing Inventory for Norwell and as advised by Town Counsel. The age-restriction language shall be approved by the Board and recorded by the Applicant, with evidence of the recording provided to the Board, before any building permit issues for the Project and before any unit is conveyed.
4. The VROD shall consist of no more than seventeen (17) detached dwelling units, inclusive of the two (2) existing residential dwellings currently known as 196 Stetson Road and 170 Stetson Road, Norwell, Massachusetts.
5. Two (2) of the Units shall be permanently restricted as affordable units to a household earning up to 80% of the Area Median Income, as determined by the U.S. Department of Housing and Urban Development (HUD) and the HLC.

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6. All ways, roads, drainage facilities, water facilities, and other utilities (including snowplowing, trash and recycling services) within the Project shall remain private permanently and shall be maintained by a trust and/or the unit owners of the Project. The accessway does not satisfy the requirements for acceptance as a public way due to grading and width and other issues.
7. All electric, gas, telephone, cable, fiber optic, water distribution and similar lines within the Project and the Special Permit Lot shall be placed underground.
8. The amount of soil to be removed from the Special Permit Lot to prepare the Project shall not exceed 20,000 cubic yards. The amount of soil to be brought to the site shall not exceed 5,000 cubic yards.
9. The Project shall maintain dust/dirt control measures while earth movement and construction are underway so as to prevent accumulation of same and to prevent it from moving off of any portion of the Property or the Special Permit Lot. Appropriate measures shall be placed at all construction entrances and exits so as to remove and capture all dust and dirt from vehicles, including, especially tires. Road sweeping shall occur on Stetson Road as necessary to keep the roadway clear and clean. Watering shall occur as necessary to control dust and dirt and prevent it from moving off of the Property and the Special Permit Lot.
10. During construction, all construction related trucking activity shall be scheduled so as to not interfere with school busing routes. Exterior construction activity shall be restricted to the following:
 - Monday through Friday: 7:30 am to 6 pm or dusk, whichever is earlier.
 - Saturday: 8:00 am to 5:00 pm or dusk, whichever is earlier.
 - Sunday: None.
 - State Holidays: None.
 - Federal Holidays: None.

Interior work that does not create noise that cannot be heard beyond the property line may occur at any time.

11. Heavy vehicles shall not access or leave the Property during school bus pick-up times for the adjacent roadways (i.e., Stetson Road and Masthead Road) and the logistics shall be coordinated by the Applicant with the Norwell School Department.
12. No blasting is to occur. If any blasting is to occur, then no blasting or use of explosives shall occur without the advance written permission of and then timely notice to the Norwell Fire Department and evidence of insurance in the amount of \$2 million dollars shall be provided to the Planning Board and Fire Department before any blasting or use of explosives takes place. If any blasting is to occur, the Applicant, before any blasting or use of explosives occurs, shall approach each abutting property owner and offer to take pictures of the abutters' foundations and other infrastructure and document any existing cracks or damage. Copies of the pictures shall be shared with the abutting owners before blasting begins. Notice to area neighbors shall be given at least 48 hours before blasting or use of explosives occurs.
13. The Applicant shall appoint a Project Manager and shall not start construction until after give 7 days' notice of a proposed start time and after a pre-construction conference at Town

Hall with all construction personnel in attendance has taken place with all department heads invited to review all applicable construction requirements and scheduling and to provide the Town, including Fire and Police., with notice of the name and 24/7 contact information for the Project Manager.

14. The Applicant shall maintain the SWPPP erosion and sedimentation control measures at all times and repair and replace them as necessary until the final certificate of occupancy issues or until all disturbed areas have been stabilized with final vegetive cover.
15. All areas shown as or designated as “Open Space” or a Buffer Area on the plan sheet entitled “Open Space Exhibit” within the approved plans shall perpetually be kept in an open or natural state consistent with the requirements set forth in the Norwell Zoning Bylaw. Notwithstanding the foregoing, subject to the limitation contained in Section 201-24.7.E of the Zoning Bylaw, the area within the Open Space depicted therefor on the Open Space Plan may be utilized for the construction, maintenance and operation of a subsurface disposal system, if necessary. Upon completion of a VROD development, no vegetation in the Open Space area may be disturbed, destroyed, or removed, and shall be left in its natural state; however, any portion of the septic system and/or stormwater system may be mowed twice a year.
16. No vegetation within the area shown as “SCENIC EASEMENT 1” on a plan entitled “Plan of Land in Norwell, Mass.” dated September 29, 1977, and recorded at the Plymouth County Registry of Deeds in Plan Book 19, Page 795, may be disturbed, destroyed or removed, except for normal maintenance to prune or remove diseased, dead or dying vegetation.
17. The parking spaces shown on the Plans shall be maintained in order to provide adequate parking to serve the uses in the Project.
18. The dwelling units shall comply with the provisions of the State Building Code, State Fire Code and State Sanitary Code, 310 CMR 15.00, any other applicable state regulations, as well as the local requirements of the Norwell Board of Health, including any enhanced requirements because Norwell is a green community
19. If any exclusive use areas are proposed for the Project, they shall not include the drainage basin access areas or any open space or buffer area.
20. All High-Density Polyethylene Pipe (HDPE) pipes shall be tested with a “go/no go” gauge after gravel has been installed and compacted but prior to pavement being installed.
21. There shall be no phasing of the Project unless the Applicant returns to the Planning Board for review and approval of phasing by modifying the special permit granted herein.
22. Prior to any clearing of land or any construction, the Applicant shall submit to the Planning Board a Stormwater Pollution Prevention Plan (SWPPP), and associated construction plans, that addresses the comments of the Planning Board’s peer-reviewer, Chessia Consulting Services LLC. The SWPPP shall be reviewed and approved by Chessia Consulting Services LLC prior to removal of any vegetation, any disturbance of earth and/or the start of any construction.

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23. No building permit for any unit shall be issued until evidence is provided to the Building Official and to the Planning Board that the required affordability instruments have been duly executed and recorded.

RECORDING AND LAPSE CONDITIONS APPLYING TO ALL DECISIONS:

1. **Recording of Special Permit Decision.** After receiving certification from the Town Clerk that no appeal has been taken from the Special Permit Decision within twenty days, or if appealed than dismissed or denied, a copy of the Board's decision must be filed with either the Registrar of the Plymouth County Registry of Deeds to be recorded and indexed in the grantor index under the name of the owner of record in the case of the unregistered land, or with the Recorder of the Land Court to be registered and noted on the owner's certificate of title in the case of registered land.
2. **Recording Evidence.** A digital copy of the recorded decision with the recording information on it must be provided to the Planning Board. **NOTE:** No building permit shall be issued without such evidence.
3. **Effective Date of Approval.** The zoning relief granted by this Decision shall take effect as provided for under state law.
4. **Lapse of Special Permit:** The Applicant shall exercise the Special Permit granted by the Planning Board within three years of the date this Decision is filed with the Office of the Town Clerk or as extended by operation of law or as provided in any extension thereof as detailed in the Board's Rules, or it shall lapse.
5. **Lapse of Scenic Road Plan Approval.** The approval of the Planning Board under the Scenic Road Bylaw, Norwell Code General Bylaw §82, shall be valid for three years from the date the decision is filed with the Town Clerk. After three years from this date, the decision is void unless an extension is granted before the expiration occurs.

V. DECISIONS OF THE PLANNING BOARD

On November 29, 2023, based upon the Applications and all materials and testimony during the public hearing, and on the Planning Board's findings above, upon a motion duly made and seconded, the VOTED to grant the following relief:

1. **Scenic Road Plan Approval is hereby granted**, under G.L. c.40, §15C and Norwell Code General Bylaw §82, to eliminate the two (2) existing northerly curb openings and driveway access to/from Stetson Road to the Property, to be planted and converted to open space, in accordance with the Plans and to construct an access drive off of Stetson Road in the approximate location of the existing southerly driveway at the Property, to serve as the sole access to/from the Project, as shown on the Plans, provided all findings of fact and conditions of approval are maintained at all times as set forth above; and
2. **Village Residential Overlay District Special Permit Approval relief is hereby granted** under G.L. c.40A and ZBL §201-24, to allow construction and use of the Project, with the Project to be as shown on the Plans, provided that all findings of fact and conditions of approval are maintained at all times as set forth above.

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The above Decision was voted to be adopted by the Board by a vote of 5 to 0 on November 29, 2023 and voted 5 to 0 to authorize the Board's Chairman to execute the Decision on behalf of the Board.

I, Brian M. Greenberg, certify that the instant decision represents the votes taken by the Board.

Signature: 
Brian Greenberg (Dec 4, 2023 13:57 EST)

Email: bmgreenberg@gmail.com

Original: Town Clerk

Filed with Town Clerk on:

Copies: Applicant and Applicant's Attorney
via email: Assessing, Board of Health, Building Inspector,
Council on Aging Director, Highway Director
and Water Department

Note: An appeal of the special permit decision shall be made pursuant to MGL c.40A, §17 and shall be filed within twenty days after the date of filing of notice of this decision in the office of the Norwell Town Clerk.

Notice to Abutters mailed on:

Posted to Planning Board's Website on:

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Decision Stetson Woods Final Decision PDF 12.1.2023 For Signature

Final Audit Report

2023-12-04

Created:	2023-12-01
By:	Ilana Quirk (iquirk@townofnorwell.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAABtmkSBASWK3PVwfytO-1mXykREvFS64I

"Decision Stetson Woods Final Decision PDF 12.1.2023 For Signature" History

-  Document created by Ilana Quirk (iquirk@townofnorwell.net)
2023-12-01 - 5:46:05 PM GMT
-  Document emailed to bmgreenberg@gmail.com for signature
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-  Signer bmgreenberg@gmail.com entered name at signing as Brian Greenberg
2023-12-04 - 6:57:16 PM GMT
-  Document e-signed by Brian Greenberg (bmgreenberg@gmail.com)
Signature Date: 2023-12-04 - 6:57:18 PM GMT - Time Source: server
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