



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department
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**Norwell Planning Board Meeting Minutes
1/22/2020**

The meeting was called to order at 7:00 P.M. with Chair Brendan Sullivan presiding. Also present were Town Planner Kenneth Kirkland, Vice-Chair Jamie Crystal-Lowry, and Board Members Brian Greenberg and Scott Fitzgerald. Unable to attend was Brad Washburn. Brendan Sullivan arrived at 7:30 P.M. The meeting was held in the Planning Dept. Office.

CALL TO ORDER/AGENDA

Motion by Ms. Crystal-Lowry to open the meeting. Duly seconded and unanimously voted.

APPROVAL OF MINUTES

The minutes of the December 11 and January 8 meetings were distributed and reviewed.

Motion by Mr. Greenberg to approve the Minutes of the December 11, 2019 meeting as written. Duly seconded and unanimously voted.

Motion by Mr. Greenberg to approve the Minutes of the January 8, 2020 meeting as written. Duly seconded and unanimously voted.

BILLS

The following invoices were presented for approval:

Christopher Sullivan	Meeting Minutes (1/8/20)	\$150.00
Chessia Consulting	Hanover Crossing	\$1,729.50
	Schooner Estates	\$1,375.00
Village Motors Audi	Engineering Review Release	\$471.00
Plymouth Registry of Deeds	Recording fee	\$155.00
Pathfinder Tree Service	Pathway Phase III	\$5,800.00
		\$5,800.00
Police Detail		\$800.64
MA Zoning Manual	Legal Education Supplement	\$337.73
Gatehouse Media MA	Legal ad posting	\$560.04
WB Mason	Office Supplies	\$27.25

Mr. Kirkland noted that the two Pathfinder Tree Service bills are to be paid from the Pathway Phase III account. The registry bill concerns donated Town land where the attorney handling the

donation passed away. Mr. Kirkland is working with Town Treasurer-Collector and successor Counsel to finalize.

Motion by Mr. Fitzgerald to approve the invoices as submitted. Duly seconded and unanimously voted.

Mr. Kirkland would like to use funds out of his Advertising budget to pay \$402.08 to Gatehouse Media for legal notices regarding the public hearings for the Sign Bylaw updates, as these updates were drafted by him in conjunction with Inspector of Buildings Tom Barry and other Town entities. The fees for zoning amendments by citizen petitions would still be paid for by the Petitioner. The Board assented to this payment without a formal vote.

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SUBDIVISIONS AND LAND DEVELOPMENTS

Hitchin Post Lane – 5-Lot OSRD Residential Subdivision

Continued Public Hearing

OSRD Special Permit / OSRD Development Plan

Circuit Street

Assessor’s Map 25A, Block 69, Lots 25 & 26

Applicant Mark Raimondi present along with one area resident.

Motion by Mr. Fitzgerald to open the continued public hearing. Duly seconded and unanimously voted.

Mr. Kirkland noted that Mr. Chessia was unable to attend the hearing due to a personal matter. Chessia’s replies to Applicant’s responses to his previous review are still pending. A conceptual conventional subdivision plan has been drafted, as required by the OSRD permitting process, and Mr. Kirkland is waiting on comment letters from BOH and Conservation as to its permitability; he anticipates the project will be ready for a vote at the next meeting.

Motion by Mr. Fitzgerald to continue the public hearing to February 12, 2020 at 7:15 PM. Duly seconded and unanimously voted.

Davis Drive – 2-Lot Residential Subdivision

Public Informational

Preliminary Subdivision Plan

Summer Street

Assessor’s Map 3B, Block 10, Lot 4

Nicholas Leing and Richard Grady, Grady Consulting, presented a preliminary plan for a two-lot subdivision at 302 Summer Street for the PB’s review. The submissions included a plan showing a maximum buildout of four (4) lots, but Mr. Leing indicated that at this time Applicant was only interested in building on one (1) due to permitting complications and cost of the road.

As the property is located along the Town line and currently includes land in Scituate, they are hoping to create separate lots out of the Scituate land through an ANR, and then later recombine

the lots and add deed restrictions as appropriate. Ms. Crystal-Lowry would like potential buyers to be notified about any such restriction.

All parties discussed at length Applicant's request for a waiver not to construct a full subdivision roadway. Chair Sullivan did not like to see reserve strips in lots, as developers typically used them to create "frontage" to get additional buildable lots. Ms. Crystal-Lowry expressed concern about setting an improper precedent, also noting it would be difficult for such a road to become a Town road and future Owners would balk at paying for snow removal in perpetuity. Mr. Greenberg pointed out that creating a fully compliant "subdivision" road would cause greater disturbance, and felt it excessive for a subdivision with just two houses.

Mr. Grady believed that similar relief had been granted before at Cowings Cove, and Mr. Kirkland cited a 1998 development off the 260 block of River Street where similar relief had been granted. Ms. Crystal-Lowry noted that every developer requests waivers from the Board, and she would prefer to deal with onerous regulations by changing them.

After further discussion concerning precedent and the proper Board stance on granting waivers, Mr. Grady clarified that rather than using the existing driveway to 302 Summer, they were actually proposing to construct a separate driveway to Lot 2, as this would reduce impacts on abutters and create less impervious surface. Ms. Crystal-Lowry had less of an issue granting this waiver, but Mr. Sullivan noted that the plan still presented zoning issues. Mr. Grady indicated that he could obtain a legal opinion as to these issues to provide to the Board.

Mr. Grady noted that if the roadway waiver were granted, they would also request a waiver as to providing full drainage calculations for the road. Board consensus after discussion that waivers as to full drainage calculations and subdivision roadway construction standards for Davis Drive would be permissible, but Chair Sullivan noted that the project could run into difficulty with the Board of Appeals even if the Board were to recommend its approval. Mr. Grady will reach out to Board of Appeals and provide any feedback to the Board.

48 Mount Hope Street – 2-Lot Land Development Project

Public Informational

Approval Not Required (ANR) Plan

Mount Hope Street

Assessor's Map 2B, Block 5, Lot 1

Mr. Kirkland noted that an ANR at the beginning of 2019 split this property into three (3) lots; Applicants subsequently found that they needed to shift a lot line to avoid grading issues with the proposed house on Lot 3R.

Mr. Kirkland indicated that the Plan was timely filed and stamped, met the standard for required findings of fact, and is consistent with the Master Plan, Zoning Bylaw, and the Subdivision and Land Development Rules and Regulations. He recommended endorsement subject to the condition that proof of filing with the Registry of Deeds be submitted to the Planning Dept.

Motion by Mr. Fitzgerald to adopt the findings of fact set forth in Town Planner's Staff Memorandum and endorse the ANR for 48 Mt. Hope Street. Duly seconded and unanimously voted.

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144-148 Washington Street – 2-Lot Land Development Project

Public Informational

Site Plan Review

Washington Street

Assessor's Map 11B, Block 19, Lots 18 & 19

Trustee Gregory Webb present. Engineer Jason Youngquist, Outback Engineering.

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Applicant is proposing construction of a preschool with parking in front and a playground in back, with a subsurface drainage facility under the parking lot. All runoff would be treated in a water quality tank before being routed to infiltration chambers; the system is designed to provide 100% recharge. They have received letter from the Water Department with comments regarding fire suppression.

Mr. Kirkland noted that the site was in the aquifer protection district and asked if Applicant had considered rotating the building and routing vehicle access around the back and connecting with adjacent properties Trustee Webb owns to provide better overall circulation and site design. Mr. Webb indicated he wanted the playground to be behind the building for safety reasons, and the existing layout was designed to address both safety and drainage. Mr. Kirkland also noted that the Site Plan had no landscaping, dumpster, or signage details; Mr. Youngquist will add this to the plan, indicating there would be a screened-in dumpster pad in front or to the side of the building.

All parties discussed possible traffic impacts, including backups when school let out and line of sight issues. Mr. Youngquist indicated that a prospective school tenant has discussed staggered pickup times to ensure student safety, and felt there was ample waiting space on the lot. Mr. Kirkland indicated that Mr. Chessia's full review had been delayed, but he had recommended a traffic study with MassDOT commentary as Washington Street is a State highway. Ms. Crystal-Lowry and Chair Sullivan concurred that MassDOT will likely want one. After further discussion, the matter was continued without a vote to February 26.

COMMITTEE LIAISON REPORTS

Community Preservation Committee

The Board members will take turns going to CPC meetings, as no one member has time to attend them all.

TOWN PLANNER'S REPORT

Mr. Kirkland will circulate the draft annual report to the Board for approval next meeting.

NEXT MEETING

February 12, 2020 – Town Hall, Room 112, 7 pm

ADJOURNMENT

There being no further business, motion was made by Mr. Sullivan to adjourn at 9:18 P.M. Duly seconded and unanimously voted.

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on February 12, 2020.



Scott Fitzgerald, Clerk or Brian Greenberg, Alternate Clerk

*Copy filed with: Office of Town Clerk
File*

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