

Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH  
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2019 DEC 12 AM 10:12

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## Norwell Planning Board Meeting Minutes 11/20/2019

The meeting was called to order at 7:10 PM. with Chair Brendan Sullivan presiding. Also present were Town Planner Kenneth Kirkland and Board Members Brian Greenberg, Scott Fitzgerald, and Patrick Campbell. Scott Fitzgerald arrived at 7:42 PM, during the Hanover Crossing discussion. Jamie Crystal-Lowry was unable to attend. The meeting was held in the Planning Dept. Office.

### CALL TO ORDER/AGENDA

*Motion by Mr. Greenberg to open the meeting. Duly seconded and unanimously voted.*

*After a motion was duly made and seconded, it was unanimously voted to approve the agenda as submitted.*

### APPROVAL OF MINUTES

The minutes of the August 28, September 18 and 25, and October 23, 2019 meetings were distributed and reviewed.

*Motion by Mr. Campbell to approve the Minutes of the August 28 meeting as submitted. Duly seconded and unanimously voted.*

*Motion by Mr. Campbell to approve the Minutes of the September 18 meeting as submitted. Duly seconded and unanimously voted.*

*Motion by Mr. Greenberg to approve the Minutes of the September 25 meeting as submitted. Duly seconded and unanimously voted.*

*Motion by Mr. Campbell to approve the Minutes of the October 23 meeting as submitted. Duly seconded and unanimously voted.*

### BILLS

The following invoices were presented for approval:

Christopher Sullivan	Meeting Minutes (10/23)	\$150.00
Ken Kirkland	Mileage	\$140.36
BETA Group	Pathway Phase III	\$3,600.00

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Payment of the BETA Group invoice was held for more information.

*Motion by Mr. Campbell to approve invoices 1 and 2 as submitted, holding invoice 3 (BETA) for more information. Duly seconded and unanimously voted.*

**CITIZEN COMMENTARY**

None

**SUBDIVISIONS AND LAND DEVELOPMENT PROJECTS**

**Hanover Crossing**

***Public Informational***

Special Permit / Site Plan Review  
 South Street / Mill Street  
 Assessor's Map 23A, Block 63, Lots 1 & 2

Brandon Li, Kelly Engineering, present along with General Manager Ed Callahan, PREP Property Group; also present was Planning Board Engineer John Chessia.

Mr. Li advised that the only work proposed for the section of the Mall property in Norwell was the removal of pavement for 64 land-banked parking spaces and construction of a small portion of the new theater. They have made upgrades to the stormwater management system, including subsurface recharge systems and oil/grit separators. They have also agreed to evaluate whether an existing oil-grit separator is MassDEP-compliant, and will replace it if it is not. Additionally, they have increased the size of a discharge pipe from twelve (12) to eighteen (18) inches to avoid stormwater backup into the system, and have agreed to the placement of shutoff valves at each outlet to protect Third Herring Brook in the event of a large oil spill.

Mr. Li noted that the removal of the pavement will result in a significant reduction in the stormwater flow rate. He and Mr. Chessia inspected the outlets in Norwell, and they were found to be in good condition with no evidence of scouring; both agreed the addition of riprap to these outlets would not be necessary. They obtained an Order of Conditions from the Conservation Commission the previous evening.

In response to a query from Chair Sullivan, Mr. Li indicated that there were seven (7) outlets to Third Herring Brook on the Hanover side of the property in addition to the two (2) in Norwell. Mr. Campbell asked whether Hanover was asking for the same kinds of improvements to the stormwater system on its end; Mr. Li felt the water quality devices in both towns were largely similar.

With respect to waiver requests, Mr. Chessia did not believe that applicant needed the requested waivers to Zoning Bylaw Section (§) 3130 (parking space size), §3159a (stormwater system design), ZRR Art 1 §(9)(b)(5) (subsurface infiltration system design), or ZRR Art 1 §10 (new drainage pipes), as the existing plans/fixtures satisfied these regulations. He recommended that

waivers requested to ZRR Art I §2(e) (soil testing) and ZRR Art I §7 (standalone erosion control plan) not be granted, but that waivers to Zoning Bylaw §3158b (use of NOAA atlas instead of Cornell standard), ZRR Art I §2(h) (earthworks calculations), and ZRR Art I §5(b) (partial waiver, stormwater management criteria) could be granted.

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*Motion by Mr. Campbell to grant the waivers recommended by Mr. Chessia. Duly seconded and unanimously voted.*

Mr. Chessia did not believe Condition 5 in the recommended conditions of approval set forth in the Town Planner's Staff Memorandum, requiring treatment units for Land Uses with Higher Potential Pollutant Loads, would be necessary based on the findings in the Conservation Commission's Order of Conditions. The Special Permit / Site Plan Review was favorably recommended with the following conditions:

- Soil suitability testing by a licensed soil evaluator, witnessed by an agent of the Town of Norwell or Hanover
- Installation of shutoff valves at outlets or on discharge pipes
- Addition of additional catch basin calculations as set forth in the Staff Memorandum
- Net TSS removal from runoff consistent with Conservation Commission findings
- Addition of specific details regarding the CDS units and other fixtures
- Submission of final BMP and O&M Plan with details as set forth in the Staff Memorandum
- Addition of a statement to the SWPPP describing the location of stormwater and sanitary waste lines as identified in the MassDEP handbook
- Adjustment of the 12 inch pipe height from DMH F3 to DMH F2 to avoid ponding.

*Motion by Mr. Campbell to adopt the findings of fact set forth in the Town Planner's Staff Memorandum and forward a positive recommendation to the Board of Appeals for the Hanover Crossing Special Permit / Site Plan Review with recommended conditions of approval 1-9, exclusive of 5. Duly seconded and unanimously voted.*

**144-148 Washington Street**

***Public Informational***

Approval Not Required (ANR) Plan

Washington Street

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

Trustee Gregory Webb present. The Plan proposes to convey a small parcel of residentially zoned land in the back of 144-148 Washington to 134-136 Washington, making the latter lot conforming in regards to acreage.

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 approval subject to the condition that proof of filing with the Registry of Deeds be submitted to the Planning Dept. Office.

*Motion by Mr. Greenberg to adopt the findings of fact set forth in the Town Planner's Staff Memorandum and endorse the ANR for 144-148 Washington Street. Duly seconded and unanimously voted.*

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**ENDORSEMENTS**

**Old Oaken Bucket Estates – 26-Lot Residential Subdivision**

***Public Informational***

Definitive Subdivision Plan / Approval Not Required (ANR) Plan

Winter Street, Cross Street, Old Oaken Bucket Road

Assessor's Map 9D, Block 49, Lots 1, 35, 62, & 65

Mr. Kirkland advised that Applicant has asked for a six-month extension to set up the surety.

**Schooner Estates – 12-Lot Residential Subdivision**

***Public Informational***

Definitive Subdivision Plan

Stetson Road

Assessor's Map 29A, Block 76, Lots 4, 6, 8-11, 17, 18, 20, & 43.

*Motion by Mr. Campbell to authorize endorsement upon Applicant's successful completion of all outstanding requirements as to surety, engineering, and other matters. Duly seconded and unanimously voted.*

**MISCELLANEOUS**

**Affordable Housing Production Plan**

Public Informational

Planning Board Endorsement / Adoption

Mr. Kirkland advised that the Community Housing Trust had requested that the PB review and endorse the updated Affordable Housing Production Plan. The plan includes a revision to the accessory dwelling unit bylaw allowing non-family members to occupy such units. Mr. Campbell noted this was a potential way to create additional affordable housing, but that any such units would not count towards the Town's affordable housing inventory (SHI) for state law purposes unless the Owner imposed a perpetual deed restriction. Mr. Greenberg indicated he had also read the plan and provided some feedback.

*Motion by Mr. Greenberg to accept the Affordable Housing Production Plan. Duly seconded and unanimously voted.*

**COMMITTEE LIAISON REPORTS**

New liaisons will be needed for the Complete Streets and Community Preservation Committees when Mr. Campbell moves out of Town.

**Carleton Property Committee**

Mr. Sullivan advised that the Committee is recommending that about 9.5 acres of the property be designated for Affordable Housing/Passive Recreation, with the remaining balance going to Conservation. They will be appearing before CPC and the Board of Selectmen to discuss.

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**TOWN PLANNER'S REPORT**

FY 2021 budgets are due by noon, December 20. Mr. Kirkland will have a draft budget ready for review the December 11 meeting. Public hearings for proposed revisions to the Sign and Stormwater Bylaws is also on the agenda.

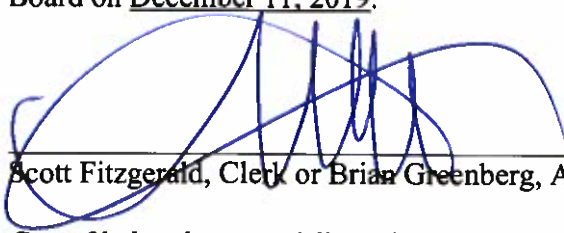
**NEXT MEETING**

December 11, 2019 – Town Hall, Room 112, 7 pm

**ADJOURNMENT**

*There being no further business, motion was made by Mr. Greenberg to adjourn at 8:27 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 December 11, 2019.



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Scott Fitzgerald, Clerk or Brian Greenberg, Alternate Clerk

*Copy filed with:           Office of Town Clerk  
  Planning File*

*Post to Planning Board Webpage*