



TOWN OF NORWELL
Norwell Town Offices, Room 112
345 Main Street
Norwell, Massachusetts 02061
(781) 659-8021

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TOWN CLERK
2024 APR -4 PM 12:36
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*Office of Planning Board &
Town Planner*

Norwell Planning Board Meeting Minutes March 27, 2024

The meeting was called to order at 6:30 PM with Chair Brian Greenberg presiding and Board Members Tripp Woodland, Brendan Sullivan, and Michael Tobin present. Member Mark Cleveland was unable to attend. Also present was Director of Planning and Community Development Ilana Quirk. The meeting was held in the Planning Office, Town Hall Room 112.

CALL TO ORDER/AGENDA

Motion by Chair Greenberg to approve the agenda as submitted. Seconded by Member Woodland and unanimously voted.

CITIZEN COMMENTARY

None

SUBDIVISION, ANR PLANS, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS

Bay Path Subdivision Ext. - Surety Reduction Request

Developer Mike Verocchi stated that his contractors have reviewed consulting engineer John Chessia's recommendation that there be additional soil placed in the basin and they advised him that this could disturb the established plantings and disrupt the functioning of the basin, which is seven years old at this point and regularly maintained and draining appropriately.

Mr. Chessia stated that trees and other vegetation, that did not belong in the basin, became established in the basin due to lack of mowing; and, when that vegetation was removed by cutting it, the roots of the trees and bushes were not removed. This meant the grass (the intended planting) in the basin could not and has not become well established and, in places, the sides of the basin have areas that are eroding significantly. Chessia suggested a scuffing of the basin to break up the roots and then adding extra soil to allow grass to become well established. The sides of the basin also need to be addressed with more soil and seeding, especially where erosion channels have developed. Chessia will discuss hydroseeding and other solutions with the developer.

The Board voted to release \$61,000 of the remaining surety.

Motion by Chair Greenberg to release \$61,000 from the surety funds that are being held for the project. Seconded by Member Woodland and unanimously voted.

General Subdivision Issues – How to calculate Impervious Surfaces

The Board and Chessia briefly discussed whether a building deck should be considered a pervious or an impervious surface. Many subdivisions have impervious surface lot maximums. Mr. Chessia suggested it would depend on the deck design and surface beneath; higher decks with larger gaps allow more water to penetrate to the surface beneath; however, the surface below can vary from gravel or dirt or concrete. Conservation Agent Will Saunders spoke to the issue and noted the Conservation Commission treats every deck as impervious - unless a project engineer can provide evidence that proves otherwise. He believes that the stormwater bylaw makes the same assumption. Member Sullivan recommended the Planning Board make sure that this is specified in the stormwater bylaw or put it in there if it is not already there. He noted that, in his private engineering practice, he usually counts decks as a pervious surface.

Old Oaken Bucket Estates - SWPP

Consulting engineer John Chessia has reviewed an updated SWPPP for the development which needs minor revisions.

Schooner Estates – Granite Curbing Issue

Highway Commissioner Glenn Ferguson had expressed serious safety concerns regarding the place of granite curbing along Stetson Road because the curbing reduced the paved width of Stetson Road to only 9 feet, which is too narrow. However, the developer recently made changes to the curbing (removing some of it and lowering the height of some of it) and this resolved Highway's safety issues. The developer understands that the final placement of the curbing will be evaluated when as-built plans are provided, and surety release is sought. .

Cowings Cove - Street Acceptance

Tabled

APPROVAL OF MINUTES

The minutes of the March 6, 2024 meeting were distributed and reviewed.

*Motion by Member Tobin to approve the minutes of the March 6, 2024 meeting as submitted.
Seconded by Member Woodland and unanimously voted.*

APPROVAL OF INVOICES

The following invoices were presented for payment:

Vendor	Description	Amount
CHRISTOPHER SULLIVAN	MEETING MINUTES, MARCH 6, 2024:	\$150.00*
CHESSIA CONSULTING	OLD OAKEN BUCKET REVIEW:	\$290.00*
GATEHOUSE MEDIA, INC.	LEGAL AD (ZONING ARTICLES):	\$466.44*

Motion by Member Sullivan to approve the invoices as submitted. Seconded by Member Tobin and unanimously voted.

REVIEW CURRENT MAIL

The following mail was received at the Planning Office:

HANOVER, PB, SP, 42 GROUND MOUNTED SOLAR PANELS, 53 BROADWAY
HANOVER, PB, DECISION, GRANTED, SP, SPR, ACCESSORY BUILDING HINGHAM, PB, GRANTED SP
SFH 95 WOMPATUCK ROAD

HINGHAM, PB, GRANTED, SPA, SINGLE FAMILY HOME
HINGHAM, PB, GRANTED, RECONSTRUCT PLAYGROUND, 0 BURR ROAD
HINGHAM, PB, GRANTED RECONSTRUCT SFH, 57 WARD STREET
HINGHAM, ZBA, GRANTED, 136 FORT HILL WIRELESS INSTALLATION
HINGHAM, ZBA, GRANTED, 44 FORT HILL WIRELESS INSTALLATION
HINGHAM, ZBA, GRANTED, 183 WHITING STEET, WIRELESS INSTALLATION
HINGHAM, ZBA, GRANTED, 169 LINCOLN ST, WIRELESS INSTALLATION
PEMBROKE, PB, GRANTED, PEMBROKE COUNTRY CLUB/WEATHERVANE DEVELOPMENT
ROCKLAND, ZBA, ADDITION, 146 FRENCH ST.
SCITUATE, ADU, 27 BROOK STREET

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PUBLIC HEARING ON MBTA ZONING ARTICLE FOR MAY 6, 2024 TOWN MEETING

MBTA Adjacent Community District Article

Chair Greenberg read the Notices of Public Hearing for the MBTA Article.

Motion by Chair Greenberg to open the continued public hearing. Seconded by Member Woodland and unanimously voted.

The Town has sought pre-approval from the Attorney General's Office and HLC (formerly DHCD). This is an unusual practice for this unusual legislation. Planner Quirk reported that the AG's Office has provided preliminary approval, subject to a few comments. Amendments to address those comments were discussed. First, three amendments will change references to stormwater regulatory agencies to include just the town's stormwater bylaw which consulting engineer Chessia suggested was not substantially different from DEP stormwater requirements. The amendments also make it explicit that only the administrative site plan review process stated in the article will apply and no special permit requirements would apply. The amendments also remove a proposed density bonus for senior housing, which the AG's office interpreted as a restriction that is not allowed under the legislation. Planner Quirk recommended a further continuation of the public hearing, pending potential additional comments from HLC

Motion by Chair Greenberg to adopt the amendments to the MBTA Article as presented by the Director of Planning. Seconded by Member Sullivan and unanimously voted.

Motion by Member Sullivan to continue the public hearing on the MBTA Article to April 3 at 7 PM. Seconded by Chair Greenberg and unanimously voted.

NEXT MEETING

April 3, 2024 – Town Hall, Room 112, at 7 pm

ADJOURNMENT

There being no further business, a motion was made by Member Sullivan to adjourn at 7:04 PM. Seconded by Member Woodland and unanimously voted.

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on 4/3/24, 2024.



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Post to Planning Board Webpage

