

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

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2024 MAR -7 AM 8:48
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Office of Planning Board &
Town Planner

Norwell Planning Board Meeting Minutes February 21, 2024

The meeting was called to order at 7:00 PM. with Chair Brian Greenberg presiding and Board Members Mark Cleveland, Tripp Woodland, Brendan Sullivan, and Michael Tobin present. Also present was Director of Planning and Community Development Ilana Quirk. The meeting was held in the Planning Office, Town Hall Room 112, and by online teleconferencing.

CALL TO ORDER/AGENDA

Motion by Chair Greenberg to approve the agenda as posted. Seconded by Member Sullivan and unanimously voted by roll call: Greenberg aye, Cleveland aye, Woodland aye, Sullivan aye, Tobin aye.

CITIZEN COMMENTARY

None

APPROVAL OF MINUTES

The minutes of the January 17 and 31, and February 7 meetings were distributed and reviewed.

Motion by Chair Greenberg to approve the minutes of the January 17, 2024 meeting as edited. Seconded by Member Woodland and unanimously voted by roll call: Greenberg aye, Cleveland aye, Woodland aye, Sullivan aye, Tobin aye.

Motion by Chair Greenberg to approve the minutes of the January 31, 2024 meeting as printed. Seconded by Member Woodland and unanimously voted by roll call: Greenberg aye, Cleveland aye, Woodland aye, Sullivan aye, Tobin aye.

Motion by Chair Greenberg to approve the minutes of the February 7, 2024 meeting as printed. Seconded by Member Woodland and unanimously voted by roll call: Greenberg aye, Cleveland aye, Woodland aye, Sullivan aye, Tobin aye.

Motion by Chair Greenberg to authorize Planner Quirk to sign the minutes. Seconded by Member Tobin and unanimously voted by roll call: Greenberg aye, Cleveland aye, Woodland aye, Sullivan aye, Tobin aye.

PUBLIC HEARING ON ZONING ARTICLES FOR MAY 6, 2024 TOWN MEETING

Chair Greenberg read the Notices of Public Hearing.

MBTA Adjacent Community District

Chair Greenberg reviewed the edits, which included removal of the word “upland” in two places, exchanging “15 units per acre” for “10 units per acre”, adding an explanation of “gross density”, adding the word “housing” to the definition of “density”, and correcting a typo. Member Cleveland was fine with these edits but asked if “multifamily unit” should also be defined in the text. Planner Quirk indicated this definition already appeared in the article text.

Motion by Chair Greenberg to amend the article as proposed by Planner Quirk and discussed at the meeting. Seconded by Member Sullivan and unanimously voted by roll call: Greenberg aye, Cleveland aye, Woodland aye, Sullivan aye, Tobin aye.

Planner Quirk recommended that the Board find that the district had been drawn in an “eligible” location conducive to smart growth as encouraged in the MBTA Communities Act. This determination will allow the article to be passed by a majority vote at Town Meeting.

Motion by Chair Greenberg to find that the district as proposed is in an eligible location. Seconded by Member Cleveland and unanimously voted by roll call: Greenberg aye, Cleveland aye, Woodland aye, Sullivan aye, Tobin aye.

Planner Quirk also recommended that the article be sent to the Attorney General’s office and the Executive Office of Housing and Livable Communities for review before the Town Meeting vote.

Motion by Chair Greenberg to send the article to the Attorney General for preliminary approval. Seconded by Member Tobin and unanimously voted. by roll call: Greenberg aye, Cleveland aye, Woodland aye, Sullivan aye, Tobin aye.

Motion by Chair Greenberg to send the article to the HLC for preliminary approval. Seconded by Member Tobin and unanimously voted by roll call: Greenberg aye, Cleveland aye, Woodland aye, Sullivan aye, Tobin aye.

The public hearing was continued to allow the Board to respond to any comments from the Attorney General or HLC.

Motion by Chair Greenberg to continue to the public hearing to March 6, 2024 at 7 PM. Seconded by Member Tobin and unanimously voted. by roll call: Greenberg aye, Cleveland aye, Woodland aye, Sullivan aye, Tobin aye.

Motion by Chair Greenberg to close the public hearings for the FEMA, Cell Tower, and Senior Housing articles, approve the articles, send them to be included in the warrants and direct preparation of a favorable report for each to Town Meeting. Seconded by Member Cleveland and unanimously voted by roll call: Greenberg aye, Cleveland aye, Woodland aye, Sullivan aye, Tobin aye.

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REVIEW CURRENT MAIL

The following mail was received at the Planning Office:
HINGHAM, PB, SPR, RECONSTRUCT PLAYGROUND, 0 BURR ROAD
ROCKLAND, PB, PH, ZONING BY-LAW AMENDMENTS
MARSHFIELD, PB, PH, ZONING BY-LAW AMENDMENTS

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MISCELLANEOUS

Public hearings for the Solar Amendment, Dimensional, and Retreat Lot articles are set for March 6.

Chair Greenberg advised that the Attorney General's office has been in touch with the Town of Milton regarding its no vote on the MBTA Communities Act zoning change. Marshfield has received correspondence from Civil Rights nonprofit threatening litigation, which is an additional threat to towns that do not comply.

Building Commissioner Tom Barry has asked Planner Quirk to add language to the Zoning bylaw requiring a ZBA special permit for any use that might generate hazardous medical waste. All agreed to table the matter for more information and revisit after the Town Meeting.

FY 2025 Planning Department Budget

Chair Greenberg noted that Town Administrator had requested a "level funded" budget, but he would like to add a \$10K increase to Planner Quirk's compensation, above the \$10K added by TA Sullivan, as well as a \$10K increase to admin Kristin Ford. Most area towns have an Assistant Planner to assist with drafting and fielding resident calls, as well as full-time admin support. Chair Greenberg also noted that the Planning staff had helped resolve a title issue that generated \$21K in back taxes to the Town, helped draft the Cell Tower article which will bring an additional \$20K annually in revenue, and obtained a \$20K grant to help draft the MBTA Adjacent article - "This is money we only have because of their efforts."

The Board supported the increases based particularly on staff's efforts on the MBTA and St. Helen's articles. Member Cleveland suggested that they be incorporated into the budget as opposed to using "one-off" funds, which would be questioned by the Advisory Board. He also recommended that Planner Quirk and Chair Greenberg appear before Advisory when they review the budget and be ready with supporting documentation.

Motion by Chair Greenberg to support the addition of \$20K to the Town Administrator recommended Planning Department budget. Seconded by Member Sullivan and unanimously voted by roll call: Greenberg aye, Cleveland aye, Woodland aye, Sullivan aye, Tobin aye.

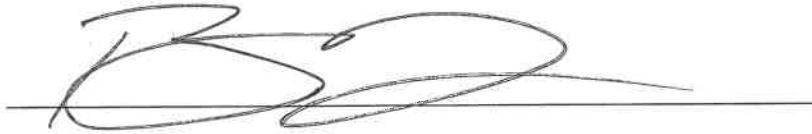
NEXT MEETING

March 6, 2024 – Town Hall, Room 112, 7 PM

ADJOURNMENT

There being no further business, a motion was made by Chair Greenberg to adjourn at 7:43 PM. Seconded by Member Tobin and unanimously voted by roll call: Greenberg aye, Cleveland aye, Woodland aye, Sullivan aye, Tobin aye.

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on _____.

A handwritten signature in dark ink, appearing to be "BD", is written over a horizontal line.

Copy filed with: Office of Town Clerk
Post to Planning Board Webpage

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