

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

OCT 26 AM 10:35
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*Office of Planning Board &
Town Planner*

Norwell Planning Board Meeting Minutes October 11, 2023

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

CALL TO ORDER/AGENDA

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

CITIZEN COMMENTARY

None

SUBDIVISION, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS

Stetson Woods

Public Hearing

VROD Special Permit Application / Scenic Road Application

Chair Greenberg read the Notice of Public Hearing. A request for continuation was received at the Planning Office. Chair Greenberg noted that the issues raised by consulting engineer Chessia have been resolved but require site plan updates that will be ready by the next PB meeting.

Motion by Chair Greenberg to continue the public hearing to October 25, 2023 at 7 PM, location to be the Osborn Room, Gym, or Planning Office at Town Hall. Seconded by Member Tobin and unanimously voted.

APPROVAL OF MINUTES

The minutes of the September 27 meeting were distributed and reviewed.

Motion by Chair Greenberg to approve the Minutes of the September 27, 2023 meeting as submitted. Seconded by Member Cleveland and unanimously voted.

REVIEW CURRENT MAIL

The following mail was received at the Planning Office:

HANOVER, PB, SP, 1750 SQ FT MEDICAL SPA, 1775 WASHINGTON ST

HINGHAM, PB, SP, SPA, 3 SINGLE FAMILY DWELLINGS, 199-201 WARD STREET

HINGHAM, PB, DECISION, ELECTRIC CHARGING STATION, 210 CENTRAL STREET
HINGHAM, PB, DECISION, WELLNESS STUDIO, 57 WATER STREET
HINGHAM, ZBA, SP PRIVATE SCHOOL, 75 ST. WILLIAM B TERRY DRIVE
HINGHAM, PB, RECONSTRUCT BASKETBALL COURT, 0 BURR ROAD
HINGHAM, PB, SPR, CONSTRUCT POOL & POOL HOUSE, 8 BRANDON WOODS CIRCLE
HINGHAM, PB, SPR, CONSTRUCT AND ADDITION 100 OTIS STREET
MARSHFIELD, PB, SP, CONSTRUCT 86,000, SELF STORAGE, 795 PLAIN ST
PEMBROKE, WALL HIGHER THAN FOUR FEET, 21 SHEPARD AVE
ROCKLAND, ZBA, SP, USE VARIANCE, ATHLETIC PROGRAMS, 401 VFW DRIVE
ROCKLAND, AMENDMENT TO USE BYLAW S.WEY NAVAL AIR BASE
SCITUATE, PB, DECISION, APPROVED SPR, MIXED USE VILLAGE CENTER
SCITUATE, PB, ADU, SP, 27 SHERMAN DRIVE
SCITUATE, PB, DECISION, GRANTED, ADU, SP, 28 TORREY'S LANE
SCITUATE, PB, DECISION, GRANTED, ADU, SP, 9 OCEAN AVENUE
DEPT. OF ENVIRONMENTAL PROTECTION WATERWAYS CHAPTER 91 LICENSE,
BLACKTHORNE LANE, NORWELL

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APPROVAL OF PENDING BILLS

The following invoices were presented for payment:

Vendor	Description	Amount
CHRISTOPHER SULLIVAN	PB MINUTES, 9.27.2023*	\$ 150.00

Motion by Chair Greenberg to approve the invoice as submitted. Seconded by Member Cleveland and unanimously voted.

MISCELLANEOUS

Chair Greenberg would like the October 25 meeting to be held in either the Osborn Room or the gym, as he anticipates higher than normal attendance.

233 Off River Street

(ASSESSING PARCEL 71-17) – CHAPTER 91 APPLICATION*
PLANNING BOARD SIGN OFF REQUESTED

Applicant has withdrawn this signoff request.

Blackthorn Lane

(ASSESSING PARCEL 71-25) – CHAPTER 91 APPLICATION*
PLANNING BOARD SIGN OFF REQUESTED

Applicant has requested PB sign-off for their shared-dock application with MassDEP. Planner Quirk noted this will acknowledge the Board has received the application and are aware of the DEP hearing date and comment period. Chair Greenberg added that Member Sullivan had raised a number of issues with the initial plan set which have since been addressed.

Motion by Member Tobin to authorize Chair Greenberg to sign the acknowledgment of receipt of the 0 Blackthorn Lane Chapter 91 License. Seconded by Member Cleveland and unanimously voted.

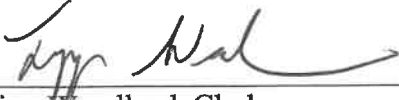
NEXT MEETING

October 25, 2023 – 7 PM

ADJOURNMENT

*There being no further business, motion was made by Chair Greenberg to adjourn at 7:25 PM.
Seconded by Member Cleveland and unanimously voted.*

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on 10.25.23.



Tripp Woodland, Clerk

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

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