



Office of Planning Board

**TOWN OF NORWELL – COUNTY OF PLYMOUTH**

Planning Department  
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**Planning Board**  
**Meeting Agenda for Wednesday, January 3, 2024 Revised**  
**Meeting to begin at 7:00 P.M.**  
**Planning Room 112**

- I. **CALL MEETING TO ORDER**
- II. **APPROVAL OF AGENDA\***
- III. **CITIZENS COMMENTARY (IF ANY)**
- IV. **SUBDIVISION, ANR PLANS, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS\***

DECEMBER 27, 2023 APPROVAL NOT REQUIRED PLAN\* PUBLIC MEETING  
PROPERTY: 861 MAIN STREET  
OWNER/APPLICANT: STEPHEN BJORKLUND  
SURVEYOR: PAUL MIRABITO/GRADY ENGINEERING

- V. **APPROVAL OF MINUTES\***
  - DECEMBER 2, 2023, MEETING MINUTES\*
  - DECEMBER 21, 2023 MEETING MINUTES\*

- VI. **REVIEW CURRENT MAIL\***  
HANOVER ZBA: GRANTED: VARIANCE FOR ADDITION  
HINGHAM ZBA: GRANTED: SIGN SPECIAL PERMIT FOR 73 ABINGTON STREET  
HINGHAM ZBA: PUBLIC HEARING 1.16.23 FOR ADU SPECIAL PERMIT FOR 92 FORT HILL STREET  
ROCKLAND ZBA: PUBLIC HEARING 1.2.24 FOR VARIANCE RELIEF FOR 146 FRENCH ROAD  
SCITUATE PB: PUBLIC HEARING: ACCESSORY DWELLING ON 1.11.2024 FOR 95 ELM STREET  
SCITUATE PB: PUBLIC HEARING ON ZONING ARTICLES ON 1.11.24

- VII. **APPROVAL OF PENDING BILLS\***  
CHRISTOPHER SULLIVAN, PB MINUTES, DECEMBER 2, 2023\* \$ 150.00  
CHRISTOPHER SULLIVAN PB MINUTES, DECEMBER 20, 2023\* \$ 150.00

- VIII. **MISCELLANEOUS\***  
ZONING ARTICLES FOR MAY 2024 ANNUAL TOWN MEETING - DISCUSSION\*
  - Senior Living Overlay District\*
  - Demolition Delay\*
  - Front Yard Setback\*
  - 80-Foot Rule\*
  - Retreat Lot\*

Note: The Board may discuss a particular matter in an order other than as listed; however, no public hearing will begin before a specifically noted time.  
Note: A vote may take place regarding any listed item; however, a vote is expected as to any item with an asterisk.

- Height\*
- Aquifer Protection District\*
- FEMA Floodplain Updates\*
- MBTA Adjacent Community\*

PLANNING BOARD BUDGET FOR MAY 2024 ANNUAL TOWN MEETING\*

**IX. ADJOURNMENT\***

**X. NEXT SCHEDULED MEETING – TBD**

- *The Board may discuss matters which could not reasonably be anticipated at the time of the posting of this meeting notice.*