



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department
Norwell Town Offices, Room 112
345 Main Street
Norwell, Massachusetts 02061
Phone: (781) 659-8021
Fax: (781) 659-7795
www.townofnorwell.net

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***

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

ADMINISTRATIVE SITE PLAN REVIEW * PUBLIC MEETING
DETACHED ACCESSORY DWELLING UNIT
APPLICANTS/OWNERS: ANNE LIU AND PHILIP MEI
PROPERTY: 166 PLEASANT STREET

- V. **APPROVAL OF MINUTES***
 - DECEMBER 2, 2023, MEETING MINUTES*
 - DECEMBER 20, 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 1.11.24: ACCESSORY DWELLING FOR 95 ELM STREET
SCITUATE PB: PUBLIC HEARING 1.11.24 ON ZONING ARTICLES

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

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.

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*
- 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.*