



Office of Planning Board

**TOWN OF NORWELL – COUNTY OF PLYMOUTH**

Planning Department  
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**Planning Board**  
**Meeting Agenda for Wednesday, January 18, 2023**  
**Meeting to begin at 7:00 P.M.**  
**Town Hall, Planning Office (Room 112)**

**I. CALL MEETING TO ORDER**

**II. APPROVAL OF AGENDA\***

**III. CITIZENS COMMENTARY (IF ANY)**

**OTIS HILL SIGHT DISTANCE ISSUES**

**IV. SUBDIVISION, ANR PLANS, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS\***

- Curtis Farm Subdivision - As-Built Review Update\*
- Bay Path Extension - Surety Update\*
- Holly Berry Subdivision - Update\*

**V. APPROVAL OF MINUTES\***

- JANUARY 4, 2023 MEETING MINUTES\*

**VI. REVIEW CURRENT MAIL\***

HANOVER, PB, DECISION DSA W/CONDITIONS TO CREATE ROADWAY TO ACESS LOTS 334 KING STREET PROPOSED SUBDIVISION  
HINGHAM, PB, MOD EXIS PARKING DRIVE THRU, 1835 WASHINGTON ST  
HINGHAM, PB, PH, SPR, GOLF SIMULATOR AB 19 CLUBHOUSE DRIVE  
HINGHAM, PB, SPR, REPAVE, 0 BURR RD  
HINGHAM, PB, HHS SP & SP PARKING 181 NORTH STREET  
HINGHAM, PB, HINGHAM LIGHT MOD SP, PARKING, LYNCH FIELD, 226 BEAL STREET  
HINGHAM, PB, DFRD UNDER SPR, CONSTRUCT 8 SF DWELING 213&215 CUSHING ST  
HINGHAM, PB, SPR, SINGLE FAMILY DWELING, POOL, 102 DOWNER AVE  
HINGHAM, PB, DECISION, GRANTED, AMAZON TRAFIC SIGNAL  
HINGHAM, ZBA, DECISION GRANTED, CONSTRUCT TWO BUILDINGS, 73 ABINGTON ST  
HINGHAM, ZBA, DECISION GRANTED, WIRELESS TOWER. 900 MAIN STREET  
HINGHAM, PB, ADU PROPOSED AMENDMENTS FOR CONSIDERATION  
PEMBROKE, ZBA, PH, SP SELF STORAGE 4 STORY, 108 CHURCH ST

*Notes:*

- *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, if any.*
- *Votes may take place regarding any listed item; however, votes are expected as to any item with an asterisk.*

PEMBROKE, ZBA, DISTRICT CHANGE 260-280 OAK ST  
ROCKLAND, ZBA, DEMO EXSISTING BUILDING BUILD NEW FIRE STATION, 99 CHURCH ST  
SCITUATE, PB, SP, ADU, 4 MERRITT LANE  
SCITUATE, PB, SP, ADU, 18 HATCHET RO CK ROAD

**VII. APPROVAL OF PENDING BILLS\***

CHRISTOPHER SULLIVAN, PB MINUTES, 1.4.2023\* \$ 150.00

**VIII. MISCELLANEOUS\***

- MAY 2023 ATM PREPARATIONS (REVIEW POSSIBLE ZONING ARTICLES):\*
  - ACCESSORY DWELLING UNITS
  - MBTA ADJACENT COMMUNITY
  - RETREAT LOTS
  - SOLAR
  - VROD
  - ZBL DEFINITIONS AND DIMENSIONS
- ZBL CODE STATUS
- PLANNING BOARD ADU ADMINISTRATIVE REVIEW FORM\*

**IX. ADJOURNMENT\***

**X. NEXT SCHEDULED MEETING – February 1, 2023 7 PM**

- *The Board may discuss matters which could not reasonably be anticipated at the time of the posting of this meeting notice.*
- *Should this meeting be cancelled, a new agenda will be posted to consider the listed matters at a future Planning Board meeting.*