



**TOWN OF NORWELL – COUNTY OF PLYMOUTH**  
Planning Department  
Norwell Town Offices, Room 112  
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[www.townofnorwell.net](http://www.townofnorwell.net)

*Office of Planning Board*

**Planning Board Agenda**  
**Wednesday January 31, 2024 at 7:00 P.M.**  
**Town Hall: 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\***
- 85 Harbor Lane Waterways Application\*  
DEP Notice Acknowledgement\*
  - Old Oaken Bucket Estates Stormwater Pollution Prevent Plan (SWPPP)\*  
- Review of 3.2.2020 SWPPP, as revised through 1.17.24\*
- V. APPROVAL OF MINUTES\***
- JANUARY 17, 2023\*
- VI. REVIEW CURRENT MAIL\***
- HINGHAM, PB, DECISION, GRANTED, SPA, SINGLE FAMILY, 33 INDEPENDENCE LANE  
HINGHAM, PB, DECISION, GRANTED, SHARED PARKING MODEL, 100 DERBY STREET  
HINGHAM, PB, DECISION, GRANTED, SLP, SINGLE FAMILY HOME, 26 LAZELL STREET  
HINGHAM, PB, DECISION, GRANTED, ADDITION, 10 BULOW ROAD  
HINGHAM, PH, PB, SINGLE FAMILY HOME, 95 WOMPATUCK ROAD  
HINGHAM, PH, PB, SPR, SINGLE FAMILY HOME, 7 BUTLER ROAD
- VII. APPROVAL OF PENDING BILLS\***
- CHRISTOPHER SULLIVAN, MEETING MINUTES, 1.17.2023\*                      \$150.00
- VIII. MISCELLANEOUS\***
- ZONING ARTICLES FOR MAY 6, 2024 ANNUAL TOWN MEETING - DISCUSSION\*
- Demolition Delay\*
  - Retreat Lot\*
  - Height\*
  - Front Yard Setback\*
  - Height\*
  - 80-Foot Rule\*
  - Solar ZBL\*
  - Aquifer Protection District\*
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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.

- FEMA Floodplain Updates (Public Hearing Scheduled for 2/15/24)\*
- MBTA Adjacent Community (Public Hearing Scheduled for 2/15/24)\*
- Senior Living Overlay District (Public Hearing Scheduled for 2/15/24)\*
- Cell Tower Overlay District (Public Hearing Scheduled for 2/15/24)\*

**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.*