



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department
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Planning Board
Meeting Agenda for Wednesday, November 30, 2022
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)***
- IV. **SUBDIVISION, ANR PLANS, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS***
- Stetson Woods VROD SP
170 Stetson Road & 196 Stetson Road* Public Hearings, cont'd, 7pm
VROD Special Permit*
Scenic Road/Shade Tree*
 - Old Oaken Bucket Estates Subdivision Public Meeting
Review Status*
 - Hitching Post Subdivision Public Meeting
Status Review* Lot 1, 2, 3 Site Plan Review*
Surety Review*
 - Bay Path Lane Subdivision Extension Public Meeting
Status Review* Surety Review*
 - Zero Stony Brook Lane Public Meeting
ANR Application Lots 55 & Lot 56
 - 15 Bay Path Lane Public Meeting
ZBL §201-19-7.O Administrative Review Recharge System Design*
- V. **APPROVAL OF MINUTES***
- NOVEMBER 9, 2022, MEETING MINUTES*

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.*

VI. REVIEW CURRENT MAIL*

HINGHAM, PB, PH, SPR, PATIO, DRIVEWAY 136 NOKOMIS ROAD
HINGHAM, ZBA, MUDROOM AND DECK, 295 GARDNER ST
HINGHAM, ZBA, SP, PUMP ISLAND, 19 WHITING ST
HINGHAM, PB, SPR W WAIVER, NEW 3RD STORY, 55 DOWNER AVENUE
HINGHAM, ZBA, PH, 2 COMM BUILDINGS, 73 ABINGTON ST.
HINGHAM, PB, DECISION, 68 BEL AIR RD, APPROVED W CONDITIONS
HINGHAM, PB, DECISION, 2 ALEXANDRA WAY, APPROVED W CONDITIONS
HINGHAM, PB, DECISION, 95 MARTINS LANE, APPROVED W CONDITIONS
MARSHFIELD, PB, PH, PLAIN STREET DEFINITIVE SUBDIVISION
ROCKLAND, PB, DECISION, APPROVED SITE PLAN & DESIGN, 365 CONCORD ST
SCITUATE, PB, DECISION, APPROVED WITH CONDITIONS, 52 PIN OAK DRIVE

VII. APPROVAL OF PENDING BILLS*

CHRISTOPHER SULLIVAN, PB MINUTES, 11.9.2022*	\$ 150.00
CHESSIA CONSULTING, STETSON WOODS, OCTOBER	\$ 828.00
CHESSIA CONSULTING, OLD OAKEN BUCKET ESTATES, OCTOBER	\$2,725.00
CHESSIA CONSULTING, HITCHING POST LANE, OCTOBER	\$2,773.00
CHESSIA CONSULTING, BAY PATH LANE EXT., OCTOBER	\$ 817.50
CHESSIA CONSULTING, SCHOONER ESTATES, OCTOBER	\$ 135.00

VIII. MISCELLANEOUS*

JANUARY 2023 STM PREPARATIONS*
MAY 2023 ATM PREPARATIONS*
DISCUSSION OF POSSIBLE ARTICLES*
PLANNING BOARD FORMS – UPDATE*
PLANNING BOARD 2023 SCHEDULE DISCUSSION*
JOHN CHESSIA CONSULTING ENGINEER PEER REVIEW CONTRACT*
WAMPATUCK PARKING LOT UPDATE*

IX. ADJOURNMENT*

X. NEXT SCHEDULED MEETING – December 14, 2022 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.*