



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, Osborn Room**

- 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\*  
**Review Condition to Pay Outstanding Taxes\***
  - 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 **Possible Withdrawal**      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 3<sup>RD</sup> 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 (SOLAR, ASSOCIATE PB MEMBER, APD, ADU)\*  
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.*