



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](http://www.townofnorwell.net)

**Planning Board**  
**Meeting Agenda for Wednesday, November 8, 2023**

**Meeting to begin at 7:00 P.M.**

**Planning Room 112**

**REVISED AGENDA**

- 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 Village Overlay District Special Permit and Scenic Road/Tree Public Hearings\*  
Property: 170 and 196 Stetson Road  
Assessing: Map 29A, Block 78, Parcels 123, 126, 164, 168  
Applicant: Weathervane Stetson, LLC

Public Hearings, cont'd  
7 pm

Stetson Road Approval Not Required Plan Application\*  
Property: 170 and 196 Stetson Road  
Assessing: Map 29A, Block 78, Parcels 123, 126, 164, 168  
Applicant: Weathervane Stetson, LLC

Public Meeting

Parker Street Approval Not Required Plan Application\*  
Property: 107 and 109 Parker Street  
Assessing: Map 15B, Parcels 51-77 and 51-11  
Applicants: Michael and Yvonne Perlmutter

Public Meeting

Chapter 91 Waterways DEP App./Planning Board Notification\*  
Project: Proposed Pile Supported Pier w/ramp and float.  
Property: 233 Off River Street  
Assessing: Map 25A, Parcel 71-17  
Applicants: Robert and Mary Beth DeCoste

Public Meeting

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.
- A vote may take place regarding any listed item; however, a vote is expected as to any item with an asterisk.

Detached Accessory Dwelling Unit Site Plan Approval\*

Public Meeting

Project: Detached ADU  
Property: 12 Bob Stay Lane  
Assessing: Map 24D, Parcel 68-73  
Applicant: Douglas Sanford  
Owners: Arthur Fryar and Carolyn Bruch

V. APPROVAL OF MINUTES\*

- OCTOBER 25, 2023 MEETING MINUTES\*

VI. REVIEW CURRENT MAIL\*

SCITUATE, PB, DECISION, GRANTED, ADU, 27 SHERMAN  
SCITUATE, PB, SP, ADU, 19 HARBOR HEIGHTS ROAD  
HANOVER, PB, MAJOR MODIFICATION SP, 1070 WASHINGTON ST  
HINGHAM, PB, CONSTRUCT POOL, 237 MAIN ST  
HINGHAM, PB, SPR, SINGLE FAMILY DWELLING, 26 LAZELL ST

VII. APPROVAL OF PENDING BILLS\*

CHRISTOPHER SULLIVAN, PB MINUTES, OCTOBER 25, 2023*	\$ 150.00
AMAZON BUSINESS OFFICE SUPPLIES*	\$ 218.13
CHESSIA CONSULTING SERVICES, HITCHING POST LANE*	\$ 151.70
CHESSIA CONSULTING SERVICES, SCHOONER ESTATES*	\$ 70.00
CHESSIA CONSULTING SERVICES. ATETSON WOODS*	\$1,669.75

VIII. MISCELLANEOUS\*

PATHWAY MEMBERSHIP UPDATE\*  
REVIEW QUARTERLY ACCOUNT RECONCILIATION \*  
ZONING ARTICLES FOR MAY 2024 ANNUAL TOWN MEETING - DISCUSSION\*  
ST. HELEN'S PROPERTY UPDATE - DISCUSSION\*

IX. ADJOURNMENT\*

X. NEXT SCHEDULED MEETING – TBD