



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department
Norwell Town Offices, Room 112
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Planning Board

Meeting Agenda for Wednesday, January 12, 2022

Meeting to begin at 7:00 P.M.

Planning Dept. Office, Room 112, Town Hall

REVISED

I. CALL TO ORDER

II. APPROVE AGENDA*

III. APPROVE MINUTES*

- December 22, 2021 Meeting Minutes

IV. CURRENT MAIL*

Norwell ZBA Decision: Grant of conditional comprehensive permit to Northland for High Street.
Hanover PB Notice: Public Hearing re: proposed subdivision regulation changes
Hingham ZBA Notice: Special Permit Application to expand marina @ 26 Summer St. - withdrawn
Pembroke ZBA Decision: Denial of an appeal to construct a large garage @ 58 Phillips Road.
Mass. Historic Grant Program Announcement – 50% matching grants to preserve properties on the State Register.
Hingham PB Notice: Grant of Special Permit re parking @ 193 Whiting St. parking.
Scituate PB Notice: ADU, Special Permit, 81 Norwell Avenue
Hingham Planning: Public Hearing Proposed Amendments to Zoning Bylaw

V. OUTSTANDING BILLS*

W.B.Mason Office Supplies	\$ 58.11
Chessia Consulting 55 Accord Park Drive	\$ 549.00
Chessia Consulting 144& 148 Washington Street	\$ 140.00
Chessia Consulting Barrell Lane	\$2,346.00
Chessia Consulting Hitching Post	\$ 725.00

VI. CITIZEN COMMENTARY (if any)

VII. SUBDIVISIONS, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS

- i. 55 Accord Park Drive*** **7 pm** **Cont. Public Hearing Site Plan ZBL §201-27.1.A**
(Assessors Map17, Parcel 70)
Accord Park Econ. Dev. District **Project:** Expand office/warehouse space by 13,000 s.f.
Cordwainer Drive Subdistrict
- ii. 144-148 Washington Street*** **Public Meeting Site Plan Review**
Assessors Map 19, Parcels 18 & 19 Recommendation to ZBA*
Business B3; Aquifer Protection District **Project:** New building for daycare/preschool

Notes:

- *The Board may discuss matters in an order other than as listed above; but no public hearing will begin before its appointed time.*
- *Votes may take place regarding any listed item; however, votes are expected as to items with an asterisk.*

iii. **Hitching Post Lane Subdivision***
SWPPP Plan*

Public Meeting Subdivision Endorsement Issues*
Project: 5-Lot OSRD Subdivision/Special Permit
Approved: SP: February 13, 2020
Subdivision: May 4, 2021

VIII. TOWN MEETING PREPARATIONS

- | | |
|---------------------------------------|--------------------------|
| i. DEMOLITION DELAY | ZBL ARTICLE DISCUSSION* |
| ii. ACCESSORY DWELLING UNIT | ZBL ARTICLE DISCUSSION** |
| iii. PERMANENT BYLAW REVIEW COMMITTEE | LETTER TO SELECT BOARD* |
| iv. MBTA COMMUNITY DISCUSSION | |
| v. Budget | |
| vi. Town Report | |

IX. MISCELLANEOUS

- Subcommittee Liaison Updates*
 - Complete Streets
 - Pathways
 - Other
- Pathways Committee Membership*
- Fee Schedule Review - Form G*
- Registry Subdivision Control Law Signatures
- Ethics Certificate Reminder (required every 2 years)

X. ADJOURNMENT*/NEXT MEETING – January 26, 2022 at 7pm at Town Hall Room 112

The Board reserves the right to discuss matters other than scheduled public hearings in an order other than as posted. The Board further reserves the right to discuss matters which could not reasonably be anticipated at the time of the posting of this meeting notice. Should this meeting be cancelled due to unforeseen circumstances, the entire agenda will be heard at the next Planning Board meeting.