



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

Planning Board
Meeting Agenda for Wednesday, February 1, 2023
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 Special Permit** Public Hearings, cont'd, 7pm
170 Stetson Road & 196 Stetson Road* VROD Special Permit
Scenic Road/Shade Tree
- NOTE: Applicant requests a continuance of the public hearings to March 1, 2023***
- **Hitching Post Site Plans: Lots 4 and 5*** Public Meeting, 7pm
(Peer Review of grading and other changes)
 - **ANR Brian Murphy 342 Summer Street*** Public Meeting 7 pm
- V. **APPROVAL OF MINUTES***
- JANUARY 18, 2023, MEETING MINUTES*
- VI. **REVIEW CURRENT MAIL***
- HINGHAM, ZBA, PH, INCREASE SIZE OF MARKET AREA, 0 STATION ST
HINGHAM, ZBA, PH, SP ADU, 138 NOKOMIS ROAD
HINGHAM, DECISION, SPA, RELOCATE WIRING AND LANDSCAPE, 15 HOWLAND LANE
HINGHAM, PB, PH, DS, CONSTRUCT MINOR ST FOR 8 SF DWELING 213 & 215 CUSHING ST.

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.*
- *Supporting materials are on file in the Planning Office and are available for reviewing during Planning Office hours.*

VII. APPROVAL OF PENDING BILLS*

CHRISTOPHER SULLIVAN, PB MINUTES, 1.18.2023*	\$ 150.00
CHESSIA CONSULTING, INC. NORWELL ESTATES*	\$ 1,764.00
CHESSIA CONSULTING, INC. STETSON WOODS*	\$ 2,835.00

VIII. MISCELLANEOUS*

- THE OAKS 40B (126 TIFFANY ROAD) PEL APPLICATION DISCUSSION
POTENTIAL COMMENTS TO MASSHOUSING REGARDING PEL APPLICATION*
- JANUARY 2023 STM RESULTS
- MAY 2023 ATM PREPARATIONS*
 - ADU Revisions (Corrections/Revisions)
 - ADU Expansion (Greater than 900 sf – by special permit)
 - ADU Conversions (Special Permits convert as of right)
 - ZBL Housekeeping (Definitions requested by BI)
 - Retreat Lot (New provision)
 - VROD revisions (Revisions)
 - Sight Distance (New provision)
 - MBTA Adjacent Community (New District)
 - Pathways (From PB to Cons. Com.)
 - Solar (New Provision)
 - Lot Width (80' Width revised)
 - Common Driveway (Potential revisions)
 - Aquifer Protection District (Provide procedure for review of additions)
 - Ass. Planning Board Member (New Provision)

IX. ADJOURNMENT*

- X. NEXT SCHEDULED MEETINGS** – February 8, 2023 7 PM
February 15, 2023 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.*