



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

REVISED

Planning Board

Meeting Agenda for Wednesday, February 8, 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***

- Bay Path Lane Ext. Surety*
- Hitching Post Site Plan Decisions*

V. **APPROVAL OF MINUTES***

- FEBRUARY 1, 2023, MEETING MINUTES*
- FEBRUARY 4, 2023, MEETING MINUTES*

VI. **REVIEW CURRENT MAIL***

VII. **APPROVAL OF PENDING BILLS***

| | |
|---|-----------|
| CHRISTOPHER SULLIVAN, PB MINUTES, 2.1.2023* | \$ 150.00 |
| CHESSIA CONSULTING, BARRELL LANE* | \$ 289.75 |
| CHESSIA CONSULTING, HITCHING POST* | \$ 630.00 |
| CHESSIA CONSULTING, BAY PATH LANE* | \$ 433.00 |
| CHESSIA CONSULTING, STETSON WOODS* | \$5520.00 |

VIII. **MISCELLANEOUS***

- MAY 2023 ATM PREPARATIONS - VOTES ON ARTICLES*

- | | |
|---------------------|--|
| 1. ADU Revisions | Corrections/Revisions |
| 2. ADU Conversions | Existing Special Permits convert to as of right ADUs |
| 3. ZBL Housekeeping | Structure definition requested by BI |

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.*

- | | |
|--------------------------------|---|
| 4. Retreat/Estate Lot | New provision |
| 5. VROD | Revisions - Dimensions, etc. |
| 6. MBTA Adjacent Community | New Multi-Family District (15 units/acre, allowed as of right) |
| 7. Pathways | From PB to Cons. Com. |
| 8. Solar | New Provision |
| 9. Aquifer Protection District | Provide admin. review procedure for new additions |
| 10. Associate PB Member | Add member to sit on special permit applications |
| | <ul style="list-style-type: none"> • The Oaks 40B PEL Application Potential PEL Comments* |

IX. ADJOURNMENT*

X. NEXT SCHEDULED MEETING – 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.*