



Office of Planning Board

**TOWN OF NORWELL – COUNTY OF PLYMOUTH**

Planning Department  
Norwell Town Offices, Room 112  
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[www.townofnorwell.net](http://www.townofnorwell.net)

**Planning Board**

**Meeting Agenda for Wednesday, December 22, 2021**

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

**Planning Dept. Office, Room 112, Town Hall**

**REVISED AGENDA**

**I. CALL TO ORDER**

**II. APPROVE AGENDA\***

**III. APPROVE MINUTES\***

Approval of November 10, 2021 Meeting Minutes

Approval of December 8, 2021 Meeting Minutes

**IV. REVIEW CURRENT MAIL\***

Town of Pembroke, Zoning Board of Appeals, Decision on Chater 40B CPA

**V. OUTSTANDING BILLS\***

- |      |   |                            |
|------|---|----------------------------|
| i.   | Kristin Ford                                      | \$ 56.24 (office supplies) |
| ii.  | W.B.Mason   | \$ 39.68 (office supplies) |
| iii. | W.B.Mason   | \$ 41.62 (office supplies) |
| iv.  | Chessia Consulting, 144-148 Washington \$1,811.00 |                            |
| v.   | Chessia Consulting, 55 Accord Park \$1040.00      |                            |
| vi.  | Chessia Consulting, Hitching Post \$585.00        |                            |
| vii. | Chessia Consulting, Norwell Estates \$668.00      |                            |

**VI. CITIZEN COMMENTARY (if any)**

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

- |     |  |  |
|-----|--|--|
| i.  | <b>Hitching Post Lane Subdivision*</b><br>Update on Endorsement Issues | <b>Public Meeting Subdivision Endorsement*</b><br><b>Project:</b> 5-Lot OSRD Subdivision/Special Permit<br>Approved: SP: February 13, 2020<br>Subdivision: May 4, 2021 |
| ii. | <b>Schooner Estates Subdivision</b>                                    | <b>Surety Reduction Request (Covenant – Swap Lot 6 for Lot 9) and Utility Pole Issue*</b>  |

**VIII. TOWN MEETING PREPARATIONS – POTENTIAL ZONING ARTICLES**

- |     |                         |                         |
|-----|-------------------------|-------------------------|
| i.  | DEMOLITION DELAY        | ZBL ARTICLE DISCUSSION* |
| ii. | ACCESSORY DWELLING UNIT | ZBL ARTICLE DISCUSSION* |

*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. | SELECT BOARD NOMENCLATURE         | ZBL ARTICLE DISCUSSION* |
| iv.  | EXTEND SP LIMITS TO UP TO 3 YEARS | ZBL ARTICLE DISCUSSION* |
| v.   | PERMANENT BYLAW REVIEW COMMITTEE  | LETTER TO SELECT BOARD* |

**IX. MISCELLANEOUS**

- Subcommittee Liaison Updates\*
  - Complete Streets
  - Pathways
  - Other
- Pathways Committee Membership\*
- Fee Schedule Review - Form G\*

**X. ADJOURNMENT\*/NEXT MEETING – January 12, 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.*