



Office of Planning Board

**TOWN OF NORWELL – COUNTY OF PLYMOUTH**

Planning Department  
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**Planning Board**  
**Meeting Agenda for Wednesday, March 1, 2023**  
**Meeting to begin at 7:00 P.M.**  
**Town Hall, Planning Office (Room 112) and Via Zoom**  
**REVISED**

**Topic: Planning Board**

**Time: Mar 1, 2023 07:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/82594246237>

**Meeting ID: 825 9424 6237**

**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 SP  
170 Stetson Road & 196 Stetson Road\*      Public Hearings, cont'd, 7pm  
VROD Special Permit  
Scenic Road/Shade Tree

**V. APPROVAL OF MINUTES\***

- FEBRUARY 8, 2023 MEETING MINUTES\*
- FEBRUARY 15, 2023 MEETING MINUTES\*

**VI. REVIEW CURRENT MAIL\***

HANOVER, PB, DECISION, GRANTED SP, MAJOR MODIFICATION 1835 WASHINGTON ST  
HANOVER, PB, DECISION, GRANTED, SP, MAJOR MODIFICATION 1167-1207 WASHINGTON ST  
HANOVER, PB, PUBLIC HEARING ZONING BYLAW CHANGES  
HINGHAM, PB, DECISION, GRANTED, PARKING DETERMINATION, 181 NORTH ST  
HINGHAM, ZBA, DECISION, GRANTED SPA, 19 CLUBHOUSE DRIVE  
HINGHAM, PB, PH, SPR, ADDITION, 136 NOKOMIS ROAD  
HINGHAM, PB, SPR, RAZE & REBUILD SFHOME, 154 OTIS STREET

*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.*

HINGHAM, PB, PH, SPR, ADDITION, 158-160 HERSEY ST  
PEMBROKE, ZBA, PH, 40B PERMIT, 66 RESIDENTIAL UNITS, MATTAKEESSETT VILLAGE  
PEMBROKE, PB, PH, SP, ONE STORY 5,000 SQ FT BUILDING, 29 WINTER ST  
PEMBROKE, PB, PH, SPA, SELF STORAGE 4 STORY BUILDING, OLD CHURCH ST  
ROCKLAND, ZBA, PH, TRANSFER 479 SQ FT LAND FROM 15 TO 19 WEBSTER ST

**VII. APPROVAL OF PENDING BILLS\***

CHRISTOPHER SULLIVAN, PB MINUTES, 2.1.2023 & 2.8.2023\* \$ 300.00  
**VIII. OTHER BUSINESS**

- MEET WITH HISTORICAL COMMISSION  
TO DISCUSS DEMOLITION DELAY\*

- 2023 ATM PREPARATIONS \*

REVIEW SCHEDULE\*  
REVIEW PENDING ARTICLES\*

- MEMBER VACANCY

**IX. ADJOURNMENT\***

**X. NEXT SCHEDULED MEETING – March 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.*