



Office of Planning Board

**TOWN OF NORWELL – COUNTY OF PLYMOUTH**

Planning Department  
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Revised April 5, 2023

**Planning Board**

**Meeting Agenda for Wednesday, April 5, 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\***
  - Public Hearing Zoning Articles\* PUBLIC HEARINGS
    - Associate Planning Board Member (New)\*
    - Retreat Lot (New)\*
    - Aquifer Protection District (Amendment)\*
    - Village Overlay District (Amendment)\*
    - ZBL Definition of Structure (Amendment)\*
    - Accessory Dwelling Unit (Housekeeping Amendment)\*
    - Accessory Dwelling Unit (Conversion Amendment)\*
    - Solar ZBL (Amendment)\*
  - 467 Washington Street PUBLIC MEETING
    - Administrative Review of Recharge System to Pave Driveway\*
  - ~~420~~ 240 Pine Street -Scenic Road Compliance Issue\* PUBLIC MEETING
  - Schooner Way – Street Tree Selection\* PUBLIC MEETING  
**Request to Postpone to 4/19/2023**
  - 400 Cordwainer/Elevated Access\* PUBLIC MEETING  
Medical Marijuana Treatment Center  
Status of Site Plan and Special Permit

*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.*

**V. APPROVAL OF MINUTES\***

- \* MARCH 15, 2023, MEETING MINUTES\*
- \* FEBRUARY 1, 2023 MEETING MINUTES\*
- \* FEBRUARY 8, 2023 MEETING MINUTES\*

**VI. REVIEW CURRENT MAIL\***

HANOVER, PB, PH, PURPOSE OF COMMENTS, WOOD HOLLOW WAY  
HANOVER, PB, PH, SP, SPR, CONSTRUCT NEW STARBUCKS, 303 COLUMBIA ROAD  
HANOVER, PB, MAJ MOD TO SP, CONSTRUCT 2 ADDITIONS, 283 COLUMBIA ROAD  
HANOVER, PB, PH, PROPOSED ZONING ARTICLES  
HANOVER, ZBA, PH, MOD, SP, LIGHTING BALL FIELDS, 253 KING ST  
HINGHAM, PB, DECISION, SP PARKING DETERMINATION, 73 ABINGTON ST  
HINGHAM, PB, DECISION, GRANTED, FARMERS MARKET 0 STATION ST  
HINGHAM, PB, DECISION, GRANTED, SFH, 222 SOUTH PLEASANT ST  
HINGHAM, PB, DECISION, GRANTED, ADDITION 2 FAMILY ADDITION, 158-160 HERSEY ST  
HINGHAM, PB, DECISION, GRANTED, ADU, 138 NAKOMIS ROAD  
HINGHAM, PB, MOD DEF. SUB, 261 GARDNER ST,  
HINGHAM, PB, EXISTING SFH, 135-137 SOUTH ST  
HINGHAM, PB, DECISION, GRANTED, SPR, ADDITION, 136 NOKOMIS  
HINGHAM, PB, DECISION, GRANTED, CONSTRUCT SFH, 457 MAIN STREET  
HINGHAM, PB, DECISION, GRANTED, SFH IMPROVEMENTS, 154 OTIS STREET  
HINGHAM, PB, DECISION, GRANTED, RAZE & REBUILD, 13 WOMPATUCK ROAD  
PEMBROKE, PB, PH, ZONING AMENDMENTS, APRIL 10  
PEMBROKE, PB, PH, RAZE AND REBUILD SFH, 330 OLD OAK STREET  
SCITUATE, PB, DECISION, GRANTED, ADU, 62 PIN OAK  
SCITUATE, PB, DECISION, GRANTED, ADU. 27 PINEVIEW

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

CHRISTOPHER SULLIVAN, PB MINUTES, 3.15.2023*	\$ 150.00
W.B.MASON	\$ 202.50

**VIII. MISCELLANEOUS\***

- ORGANIZATION – VICE CHAIR POSITION VACANCY\*
- MAY 2023 ATM PREPARATIONS\*
- MBTA ADJACENT COMMUNITY STATUS AND ATM ARTICLE\*

**IX. ADJOURNMENT\***

**X. NEXT SCHEDULED MEETING – April 19, 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.*