



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department
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3rd Revision

Planning Board

Meeting Agenda for Wednesday, May 17, 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 SP **Public Hearings, cont'd, 7pm**
170 Stetson Road & 196 Stetson Road*
Note: Withdrawal Request Received. VROD Special Permit
Scenic Road/Shade Tree
 - 29 Highfield/McAvoy* **Public Meeting**
Review Plot Plan to add Impervious
Surfaces to confirm compliance with
Wildcat Permit conditions
Peer Review Pending
 - 467 Washington Street APD* **Public Meeting**
Peer Review Pending
 - **118 & 128 Parker Street ANR **Public Meeting****
Approval Not Required Plan (signed 5/8/23)
(delivered to Planning Office 5/11/23)
Applicants: James and Kristin Jervey
Owners: James and Kristin Jervey
Dawn Mae and
Christopher M. Lucas
- V. **APPROVAL OF MINUTES***
 - MAY 3, 2023, MEETING MINUTES*

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.*

VI. REVIEW CURRENT MAIL*

HANOVER, PB, GRANTED MAJOR MOD, TWO ADDITIONS, 283 COLUMBIA RD
HANOVER, PB, ZBA, GRANTED, SITE LIGHTING FOR BALLFIELDS. 253 KING ST
HINGHAM, PB, SPA, GRANTED, REBUILD SFH, 9 WOMPATUCK RD
HINGHAM, PB, SPA, GRANTED CONSTRUCT POOL AND POOL HOUSE, 26 TALBOT RD
HINGHAM, PB, SPA, GRANTED, CHANGE BUILDING USE, 26 BRDITT AVE
HINGHAM, PB, SPA, GRANTED, REBUILD SFH, 4 MANN ST
HINGHAM, PB, SPA, GRANTED, RAZE & REBUILD SFH, 166 DOWNER AVE
HINGHAM, PB, MOD DEF SUB, GRANTED, 261 GARDNER ST
HINGHAM, PB, SPA, GRANTED, MOVE EXSISTING 2 FAMILY, 135 SOUTH ST
HINGHAM, PB, DSPA, CREAT 4 LOTS, 16 & 0 BISHOPS LANE
HINGHAM, PB, SPR, RECONSTRUCT SFH, 3 PLANTERS FIELD LANE
HINGHAM, PB, SPR, RECONSTRUCT SFH, 28 & 32 UNION ST
HINGHAM, PB, SPR, ADDITION, 14 & 0 BAY VIEW AVENUE
HINGHAM, PB, SCENIC PERMIT TO REMOVE 2 RED CEDARS, 28 UNION ST
PEMBROKE, PB, SP, SP. 74 CONGRESS MULTI FAMILY HOME
PEMBROKE, ZBA, SP VARIANCE, ADDITION SFH, 15 FURNACE LANE
PEMBROKE, PB, GRANTED, CONSTRUCT ANCILLART STORAGE BLDG, 29 WINTER ST
PEMBROKE, PB, GRANTED, SELF STORAGE FACILITY, 330 OLD OAK ST.
ROCKLAND, ZBA, 1200 SF 2ND STORY, 91 JOSH GRAY RD

VII. APPROVAL OF PENDING BILLS*

CHRISTOPHER SULLIVAN, PB MINUTES, 5.3.2023*	\$ 150.00
GATEHOUSE MEDIA ZONING BYLAW LEGAL AD	\$ 496.86
CHESSIA CONSULTING, LLC. STETSON WOODS	\$1400.00
CHESSIA CONSULTING, LLC. LOT 9 400 CORDWAINER	\$ 140.00
W.B.MASON	\$ 66.64

VIII. MISCELLANEOUS*

JOHN NEIL DRIVE EXT. FEES*
~~(POSSIBLE FEE RETURN REQUEST)~~
1. RETURN REVIEW FEES - VALRE REALTY TRUST (5.10.23) \$4,344.72
2. RETURN REVIEW FEES - BOWMAN \$1009.83

MAY 2023 ATM RESULTS DISCUSSION*
 RETREAT LOT ZBL DISCUSSION*
 PLANNING BOARD FEES DISCUSSION*
 (WHETHER TO AMEND THE
 FEE SCHEDULE)

PLANNING BOARD SCHEDULING

IX. ADJOURNMENT*

X. NEXT SCHEDULED MEETING June 7, 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.*