



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department
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Planning Board
Meeting Agenda for Wednesday, December 8, 2021
Meeting to begin at 7:00 P.M.
Planning Dept. Office, Room 112, Town Hall and VIA Zoom

Instructions to Access Remote Participation Meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/4707201927>

Meeting ID: 470 720 1927

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

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Meeting ID: 470 720 1927

Find your local number: <https://us02web.zoom.us/j/4707201927>

I. CALL TO ORDER

II. APPROVE AGENDA*

III. APPROVE MINUTES*

Approval of March 31, 2021 Meeting Minutes

Approval of November 10, 2021 Meeting Minutes

IV. REVIEW CURRENT MAIL*

- i. 135-137 South St, Hingham, Variance Hearing, 12.14.2021 7pm.
- ii. 208 Downer Avenue, Hingham, Site Plan Review, 12.14.2021 7pm
- iii. 131 Front Street, Scituate, Site Plan Review, 12.9.2021
- iv. Queen Anne's Corner ENF

V. OUTSTANDING BILLS*

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.*

- i. W.B. Mason \$ 98.60 (Office Materials)
- ii. W.B. Mason \$1,278.34 (Office Materials & 2 New Chairs)
- iii. Christopher Sullivan \$ 150.00 (Minutes 11.10.21)

VI. CITIZEN COMMENTARY (if any)

VII. ANRs

<u>256 & 260 Mount Blue Street</u>	Public Meeting	
(Assessing Map 6, Lots 7 and 23)	Received:	11/29/2021
Residence A Zoning District	Deadline for Action:	12/20/2021

VIII. SUBDIVISIONS, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS

- i. **55 Accord Park Drive** 7 pm Continued Public Hearing Site Plan Review - ZBL §201-27.1.A
(Assessors Map17, Parcel 70) Continued Public Hearing Special Permit - ZBL §201-27.1.B
Accord Park Economic Development District **Project:** Expand office/warehouse space by 13,000 s.f.
Cordwainer Drive Subdistrict
Withdrawal of special permit relief expected*

- ii. **144-148 Washington Street** **Public Meeting Site Plan Review**
Assessors Map 19, Parcels 18 & 19 Recommendation to ZBA*
Business B3 and Aquifer Protection District
Project: New building for daycare/preschool

Discuss recusal of Interim Planning Director

- iii. **Hitching Post Lane Subdivision*** **Public Meeting Subdivision Endorsement***
Votes expected on revised construction plan and whether endorsement requirements are satisfied. **Project:** 5-Lot OSRD Subdivision/Special Permit
Approved: SP: February 13, 2020
Subdivision: May 4, 2021

IX. TOWN MEETING PREPARATIONS – POTENTIAL ZONING ARTICLES

- i. DEMOLITION DELAY ZBL ARTICLE DISCUSSION*
- ii. ACCESSORY DWELLING UNIT ZBL ARTICLE DISCUSSION*
- iii. SELECT BOARD NOMENCLATURE ZBL ARTICLE DISCUSSION*
- iv. EXTEND SP LIMITS TO UP TO 3 YEARS ZBL ARTICLE DISCUSSION*

X. MISCELLANEOUS

- Planning Dept. Payroll – To see if the Board will vote to authorize the Interim Planning Director to review and sign payroll sheets and vouchers.*
- Bills - To see if the Board will vote to authorize the Chair and/or the Interim Planning Director to sign payment vouchers in order to pay bills/invoices after approval of said bills and invoices by a majority vote of the Board*
- Subcommittee Liaison Updates*
 - Complete Streets
 - Pathways
 - Other
- Pathways Committee Membership*
- Fee Schedule Review - Form G*

XI. ADJOURNMENT*/NEXT MEETING – December 22, 2021 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.