



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department
Norwell Town Offices, Room 112
345 Main Street
Norwell, Massachusetts 02061
Phone: (781) 659-8021
Fax: (781) 659-7795

www.townofnorwell.net

Planning Board

Meeting Agenda for Wednesday, February 9, 2022

Meeting to begin at 7:00 P.M.

Planning Dept. Office, Room 112, Town Hall

I. CALL TO ORDER

II. APPROVE AGENDA*

III. APPROVE MINUTES*

Approval of January 12, 2022 Meeting Minutes

Approval of January 19, 2022 Meeting Minutes

IV. REVIEW CURRENT MAIL*

Hanover ZBA PH – SP Site Plan Review (Restaurant) - 1202 Washington Street
Hingham ZBA Decision: Variance Granted (Retail) - 193 Whiting Street
Hingham ZBA Decision: SP Granted (Patio) -94 Derby Street, Suite 217
Hingham ZBA Decision: Variance Granted (Garage) - 29 Pine Street
Hingham PB PH: SP Site Plan Review (Restaurant)- 6 Crow Point Lane
Hingham PB PH: SP Site Plan Review (Restaurant)150 North Street
Hingham PB PH: Site Plan Review,(Bulkhead) 0 Otis Street
Hingham PB PH: Scenic Road Permit - Martin Lane
Hingham ZBA Decision: Granted Variance (2 Family), 135-137 South Street
Hingham ZBA Decision Granted, (Garage 2nd story) 28 Fearing Road
Hingham ZBA PH: Variance to construct a pool - 50 Lyndon Road
Norwell ZBA Decision: Granted (Demolition) 42 Central Street
Norwell ZBA Decision: Granted SP (ADU) 23 Trout Brook Lane
Pembroke ZBA Decision: Approved- (9 Two Bedroom Unit Townhouses) 631 Washington Street
Pembroke ZBA Decision: Approved –(expand existing single family home) 183 Wompatuck Street
Rockland ZBA SP - Section 6 Finding, 55 Accord Park Drive
Scituate PB PH Proposed Zoning Bylaw Change

V. OUTSTANDING BILLS*

Christopher Sullivan, Meeting Minutes, 12.22.2021

Christopher Sullivan, Meeting Minutes, 01.12.2022

VI. CITIZEN COMMENTARY (if any)

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

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.*

- | | |
|--|---|
| <ul style="list-style-type: none"> i. <u>55 Accord Park Drive*</u> 7 pm
(Assessors Map17, Parcel 70)
Accord Park Econ. Dev. District
Cordwainer Drive Subdistrict ii. <u>Schooner Estates Subdivision*</u> iii. <u>111, 113, 119 Washington Street*</u>
Assessors Map 11, Lots 11-13 iv. <u>144-148 Washington Street*</u>
Assessors Map 19, Parcels 18 & 19
Business B3; Aquifer Protection District v. <u>Hitching Post Subdivision</u> | <p>Cont. Public Hearing Site Plan ZBL §201-27.1.A</p> <p>Project: Expand office/warehouse space by 13,000 sf
Review Draft Decision</p> <p>Surety Reduction Requests*
Lot (1) and Lot (5)
Project 12 Lot Subdivision (3 existing/9 new)
Approved: Def. Sub. Approval: 8/30/2019
 Def. Sub. Plan End: 2/12/2020</p> <p>Public Meeting Site Plan Review
Project: Addition/Drive-Thru Pharmacy
Status Update</p> <p>Public Meeting Site Plan Review Status*
Project: New building for daycare/preschool
Request to ZBA for permission to withdraw</p> <p>Public Meeting/Status Review*
Pre-construction conference
SWPPP</p> |
|--|---|

VIII. TOWN MEETING PREPARATIONS – POTENTIAL ZONING ARTICLES

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

IX. MISCELLANEOUS

X. ADJOURNMENT*/NEXT MEETING – February 23, 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.