



Office of Planning Board

**TOWN OF NORWELL – COUNTY OF PLYMOUTH**

Planning Department  
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**Planning Board**  
**REMOTE Meeting Agenda for Wednesday February 24, 2021**  
**Meeting to begin at 7:00 P.M.**  
**Remote Meeting via Zoom**

*To be conducted pursuant to the Executive Order dated March 12, 2020 suspending certain provisions of the Open Meeting Law, MGL c.30A §20 et seq. and 940 CMR 29.01 et seq.*

*In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, the Planning Board shall be meeting remotely until further notice. The audioconferencing application Zoom will be used for this purpose. An online link and telephone access number will be provided on all Agendas and the Board's webpage. This application will permit the public to access and participate in future Board meetings and hearings.*

*We extend our thanks for your understanding and participation in this manner, which is intended to keep members of the Board and the public safe.*

**We appreciate your patience while we work through the process. Thank you!**

**Instructions to Access Remote Participation Meeting:**

Join Zoom Meeting

<https://us02web.zoom.us/j/81947148667>

Meeting ID: 819 4714 8667

One tap mobile

+19292056099,,81947148667# US (New York)

+13017158592,,81947148667# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 819 4714 8667

Find your local number: <https://us02web.zoom.us/u/kbYkfDuT9>

*All Plans and related materials for non-appointment Agenda items are available for review during regular Town Hall business hours and electronically upon request to Town Planner at [kkirkland@townofnorwell.net](mailto:kkirkland@townofnorwell.net).*

*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.*

**I. CALL TO ORDER / AGENDA**

**II. APPROVAL OF MINUTES**

Approval of December 16, 2020 & January 13, 2021 Meeting Minutes

**III. BILLS**

**IV. CITIZEN COMMENTARY**

**V. SUBDIVISIONS & LAND DEVELOPMENT PROJECTS**

7:00 P.M. **Nash Pasture f/k/a Davis Drive** – 2-Lot Residential Subdivision

***Continued Public Hearing***

Definitive Subdivision Plan

Summer Street

Assessors Map 3B, Block 10, Lot 4

**Hitchin Post Lane** – 5-Lot OSRD Residential Subdivision

***Continued Public Hearing***

OSRD Definitive Plan

Circuit Street

Assessor's Map 25A, Block 69, Lots 25 & 26

**136 Longwater Drive** – 3-Storey, 14,500 sq. ft. Commercial Addition

***Public Informational***

Site Plan Review

Assinippi Business Park – Longwater Drive

Assessor's Map 17B, Block 18, Lot 28

**144 Washington Street** – 2-Storey, 8,435 sq. ft. Commercial / Educational Development

***Public Informational***

Site Plan Review

Washington Street

Assessors Map 11B, Block 19, Lots 18, & 19

**VI. ZONING BYLAW AMENDMENTS**

7:00 P.M. **MS4 Stormwater Bylaw Removal From Zoning** – Proposed Zoning Bylaw Amendment

***Public Hearing***

Zoning Bylaw

Proposal to amend Norwell Town Code, Chapter 201 – Zoning, Article 16 – Stormwater Management, by deleting Article 16 in its entirety.

**Floodplain Bylaw Revision** – Proposed Zoning Bylaw Amendment

***Public Hearing***

Zoning Bylaw

Proposal to amend Norwell Town Code, Chapter 201 – Zoning, Article 18 – Floodplain Protection, in order to incorporate updated FEMA Flood Insurance Rate Maps (FIRM) and associated language in accordance with the National Flood Insurance Act.

**Village Overlay District Revisions** – Proposed Zoning Bylaw Amendment

***Public Hearing***

Zoning Bylaw

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Proposal to amend Norwell Town Code, Chapter 201 – Zoning, Article 24 – Village Overlay District, by extending the Overlay District to include all of Residential District A; (2), reducing the minimum acreage for a development; and, (3), incorporating affordable housing requirements and standards.

**Estate Lot Bylaw** – Proposed Zoning Bylaw Amendment

***Public Hearing***

Zoning Bylaw

Proposal to amend Norwell Town Code, Chapter 201 – Zoning, Article 9 – Intensity of Use, Section 3 – Lot Frontage & Width by adding a new subsection (D) to allow deed-restricted Estate Lots with 50-feet of frontage as a use by special permit from the Planning Board.

**VII. TOWN PLANNER’S REPORT**

**VIII. ADJOURNMENT / NEXT MEETING** – March 10, 2021 – 7:00 PM, Remote via Zoom

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