

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

TOWN OF NORWELL
TOWN CLERK
2024 MAY -2 AM 8:16
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**DETERMINATION THAT SUBDIVISION APPROVAL
IS NOT REQUIRED**

To: Town Clerk
From: Planning Office
Date: May 1, 2024
Re: Approval Not Required Plan Endorsement Determination
Zero Riverside Drive and 112 Riverside Drive (Assessing Parcels: 72-66 and 72-67)

Property: Address: Riverside Drive (Zero and 112)
Assessing: Map 27A, Parcels 66 and 67

ANR Plan: Title: Plan of Land Riverside Drive
Assessors Parcels 72-66 and 72-67
Norwell, Massachusetts

Prepared/Stamped: Robert E. Gugliotta, PLS
Dated: April 18, 2024
Signed and Sealed: Yes

Name of Applicant: Name Faceoff Holdings LLC
Attorney Steve Guard, Manager
Address 1165 Washington Street, Hanover, MA 023390
Phone (781) 258-5028
Email steve@GUARDLAW.net

Name of Owner: Same

Pursuant to GL c.41, §81P, an Approval Not Required Plan (“ANR Plan”) for property located on Riverside Drive, as referenced above (“Property”), and a Form A Application and Mylar were submitted to the Planning Office on April 26, 2024 and then were presented to the Planning Board at the Board’s next duly posted public meeting on May 1, 2024. At the May 1, 2023 Planning Board meeting, the Board voted 3 to 0 to determine that the ANR Plan does **not** show a subdivision and to endorse the Mylar for the following reasons:

1. **Regulation §302-4.1. Application Submission Requirements**

- | | |
|--|-----------|
| A. Official Application Form Used | Satisfied |
| (1) One original and a digital copy of the Application | Satisfied |
| (2) One full original and three 8 x 11 copies, plus a digital copy of the ANR Plan | Satisfied |
| (2) Mylar | Satisfied |
| (3) Evidence to establish eligibility for ANR endorsement | Satisfied |
| (4) Main Street is a public way? | Yes |
| B. Required Signatures Provided | |
| i. Applicant | Satisfied |
| ii. Owner | Satisfied |
| iii. Registered Professional | Satisfied |
| C. Required Application Fee | Satisfied |
| D. Delivery of Application to Planning Board | |

The materials submitted to the Planning Board at the Board's May 1, 2024 Board Meeting Yes

E. Written Notice to Town Clerk No

2. **Regulation §302-4.2 Application: Required Elements.**

- | | |
|---|-----------|
| A. Dimension and Scale Requirements. | Satisfied |
| B. ANR Plan Required Contents | |
| (1) Identify Owner(s) and Applicant(s) | Satisfied |
| (2) North Point | Satisfied |
| (3) Dated Ground Survey (2.22.24; 3/11/24) | Satisfied |
| (4) PLS/PE: dated and sealed | Satisfied |
| (5) Abutters on Plan | Satisfied |
| (6) Assessing Map References | Satisfied |
| (7) Mass Grid/Boundary Requirements (Two bounds shown) | Satisfied |
| (8) Ways/Access Easements Shown | None |
| (9) Zoning Shown | Satisfied |
| (10) Public Areas Shown | None |
| (11) Location of Buildings/Structures | Shown |
| Setbacks | Shown |
| (12) Note on the Plan that Endorsement does not verify locations or setbacks shown or | Satisfied |
| (13) Monuments Shown (Multiple Drill Holes, 1 Rebar Noted) | Satisfied |
| (13) Wetlands | Shown |

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Note on the Plan that Endorsement does not verify the location of the wetlands or no wetlands.

- (14) Locus at minimum scale/distance Satisfied
- (15) Adjoining land of owner identified Satisfied
- (16) Easements, with use, shown None shown
- (17) Signature Block provided None
- (18) G.L. c.81L, ¶13, last sentence Satisfied
- (a) At least 2 substantial buildings existed on the land on 2.9.1953 N/A
- (b) At least 2 of the substantial buildings exist currently N/A
- (c) At least 1 of the substantial buildings will be on each lot N/A
- (19) Required Note:
Endorsement shall not constitute determination of zoning compliance Satisfied
- (20) Required Note:
Approval Not Required Satisfied
- (22) Required Note:
Each parcel without required frontage shall be labeled:
"Not a building lot without further zoning relief." N/A


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On May 1, 2024, the above determinations were duly voted by the Planning Board 3-0
On May 1, 2024, the Board voted to authorize the Chair to sign the decision 3-0.

Membership Voting: Brian Greenberg, Chair
Mark Cleveland
Michael Tobin

Member Brendan Sullivan recused himself.

I attest that this document is a true report of the Planning Board's May 1, 2024 actions/votes.


Brian Greenberg, Planning Board Chair

Date: May 1, 2024

Filed with Town Clerk on May X, 2024

Email cc: Applicant/Owner
Applicant's PLS
Assessing
Board of Health
Building Inspector
Highway Director
Posted: Planning Board Website

