

Office of Planning Board

**TOWN OF NORWELL – COUNTY OF PLYMOUTH**

Planning Department  
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[www.townofnorwell.net](http://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 Summer Street (Assessing Parcel: Map 3A, Parcel 10-1)**

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<b>Property:</b>	Address:	Zero Summer Street
	Assessing:	Map 3A, Parcel 10-1
<b>ANR Plan:</b>	Title:	Plan of Land in Scituate, Massachusetts and Norwell, Massachusetts.
	Prepared/Stamped:	Jason Scott, PLS
	Dated:	April 29, 2024
	Signed and Sealed:	Yes
<b>Name of Applicant:</b>	Name	Adams Equity Partners, LLC Eli Adams, Manager
	Address	1236 Par View Drive, Sanibel, Florida 33957
	Phone	(401) 575-2008
	Email	<a href="mailto:eliadams1027@gmail.com">eliadams1027@gmail.com</a>
<b>Name of Owner:</b>	Same	

Pursuant to GL c.41, §81P, an Approval Not Required Plan (“ANR Plan”) for property located on Summer Street, as referenced above (“Property”), and a Form A Application and Mylar were submitted to the Planning Office on April 29, 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 4 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**

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- 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 (December 2023) Satisfied
- (4) PLS dated and sealed Satisfied
- (5) Abutters on Plan Satisfied
- (6) Assessing Map References Satisfied
- (7) Mass Grid/Boundary Requirements Satisfied  
(Two bounds shown)
- (8) Ways/Access Easements Shown Satisfied
- (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 Satisfied  
(Multiple Drill Holes, 1 Rebar Noted)
- (13) Wetlands Shown

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

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- (14) Locus at minimum scale/distance Satisfied
- (15) Adjoining land of owner identified Satisfied
- (16) Easements, with use, shown None
- (17) Signature Block provided Satisfied
- (18) G.L. c.81L, §13, last sentence
  - (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

On May 1, 2024, the above determinations were duly voted by the Planning Board 4 to 0.  
On May 1, 2024, the Board voted to authorize the Chair to sign the decision 4 to 0.

**Membership Voting:** Brian Greenberg, Chair  
Brendan Sullivan, Vice Chair  
Mark Cleveland  
Michael Tobin

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 , 2024

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

