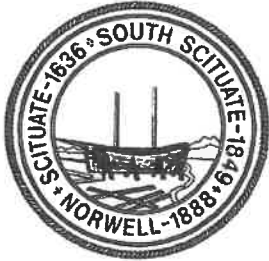


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Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department

Norwell Town Offices, Room 112

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May 1, 2024

Ms. Patricia Anderson
Town Clerk
345 Main Street
Norwell, MA 02061

Re: 0 Summer Street (Map 3A, Block 10, Lot 1)
Scenic Road Plan Application for Planning Board Assent
MGL c.40, §15C and Norwell GBL Chapter 82 Scenic Roads

Dear Madam Town Clerk:

On May 1, 2024, the Planning Board held a duly noticed and advertised public hearing under MG> c.40, §15 and Norwell GBL Chapter 82 Scenic Road to consider the Application identified below and voted to make the findings and determinations set forth below and voted 4 to 0 to assent to the Application.

Members Greenberg (Chair), Sullivan (Vice Chair), Cleveland, and Tobin were present at the public hearing and deliberated on this matter.

A. The Application and Project

On April 11, 2024, Adams Equity Partners, LLC (“Applicant”) applied to obtain the consent of the Planning Board to an application that proposes to alter existing stone walls located at 0 Summer Street (Assessing Map 3A, Block 10, Lot 1) (hereinafter, the “Norwell Parcel”) by removing 20 linear feet of stone wall in order to construct a common driveway and with no work on trees within the right of way, all as shown on materials provided to the Planning Board (“Application”).

The Norwell Parcel has an area of .41 acres and presently contains two driveway cuts located on Summer Street that form a horseshoe driveway which has a driveway spur at the top that leads to Scituate and serves an existing dwelling known as 165 Summer Street, Scituate, MA.

The proposed stonewall work, the existing conditions and the proposed common driveway are shown on a plan entitled "Common Driveway & Scenic Road Plan," and dated April 10, 2024, and prepared and signed and sealed by Jason Scott, PLS and Gregory Morse, PE, both of Morse Engineering (the "Plan"). The proposed stonewall work is shown on photographs that are marked to show the proposed work (the "Photographs").

The Application proposes to alter the stonewalls that are located on the Norwell Parcel by closing the two existing driveway cuts (and installing stonewalls in the closed portions). The proposal is to eliminate the existing horseshoe driveway and create a new, single driveway cut. The new driveway cut is proposed be a common driveway. The common driveway would be located entirely in Norwell and branch off in Norwell to two individual driveways. One driveway would serve the existing dwelling at 165 Summer Street, which is shown as Lot 1 on the Plan. The second driveway would serve a dwelling that is proposed to be constructed on a parcel of land in Scituate, which is shown as Lot 2 on the Plan.

B. Findings of Fact and Determinations

1. Findings of Fact

The Planning Board reviewed the Application and supporting materials, including the Photographs and the Plan, and made the following findings of fact, as required under GBL Chapter 82:

- | | |
|--|--------|
| 1. Summer Street is a designated Scenic Road under §82-10.W. | Yes/No |
| 2. Notice to abutters was provided under §82-6.A | Yes/No |
| 3. The Application included the materials required under §82-6.A(1)-(8). | Yes/No |
| 4. The Planning Board gave the notice required under MGL c.40, §15C and to the required town agencies as required under §82-6.B. | Yes/No |
| 5. There will be only one driveway cut as required under §82-5.A. | Yes/No |
| 6. The driveway cut will be limited to not more than 18 feet. | Yes/No |
| 7. There will be a common driveway, as encouraged under §82-5.B. | Yes/No |
| 8. The stonewall sections to be removed for the new driveway cut shall not exceed the driveway width by two feet on each side as required under §82-5.C. | Yes/No |
| 9. Removed stones shall be used to repair/construct the wall. | Yes/No |
| 10. The new opening shall have appropriate stone piers, granite posts or tapered ends as required under §82.5.E. | Yes/No |
| 11. No waivers from §82 were requested and none were granted. | Yes/No |

2. Determinations

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After making the above findings of fact, the Planning Board reviewed and considered the criteria set forth under §82-7 for providing the Board's assent to the Application and voted 4 to 0 to determine that the required criteria were satisfied.

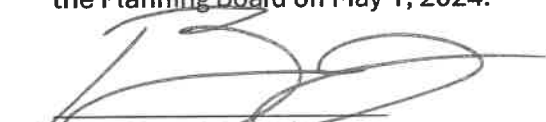
The Planning Board then voted 4 to 0 to provide its assent to the Application, provided that the conditions set forth below are satisfied.

C. Conditions of Planning Board's Assent

1. All of the details shown on the Plan and Photographs shall be followed and the driveway width shall not exceed 18 feet and the adjacent shoulders shall not exceed 20 feet in width.
2. The stones from the new breach in the stonewall must be used to close the two openings that will be eliminated and to make any necessary repairs.
3. The termini for the new stone wall opening shall have stone posts.
4. Any violation of this decision will result in the enforcement actions set forth under §82-8.
5. This decision shall expire two years from the date of this decision if the authorized work is not carried out (i.e., it must be begun and completed).

On May 1, 2024, the Planning Board voted 4 to 0 to adopt this decision and to authorize the Board's Chairman to sign the decision.

I hereby attest that the foregoing is a true and accurate account of the actions and votes taken by the Planning Board on May 1, 2024.



Brian Greenberg, Chair

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