

TOWN OF NORWELL
Norwell Town Offices, Room 112
345 Main Street
Norwell, Massachusetts 02061
(781) 659-8021

*Office of the Planning Board
& Town Planner*

FORM V

**APPLICATION FOR APPROVAL OF AN
VILLAGE RESIDENTIAL OVERLAY DEVELOPMENT (VROD) SPECIAL PERMIT**

To the Norwell Planning Board;

1. Name of Applicant(s): Weathervane Stetson, LLC
c/o Drohan Tocchio & Morgan, P.C.
Address: 175 Derby Street, Suite 30, Hingham, MA 02043
Telephone: 781-749-7200
E-mail Address: jtocchio@dtm-law.com

2. Name of Owner(s): Weathervane Stetson, LLC

Address: 190 Old Derby Street, Suite 311, Hingham, MA 02043
Telephone: 781-740-8660
E-mail Address: jb3@weathervanecompanies.com

3. Name of Engineer: Crocker Design Group, LLC
Address: 2 Sharp Street, Hingham, MA 02043
Telephone: 781-919-0808
E-mail Address: gabecrocker@crockerdesigngroup.com

4. Name of Surveyor: Crocker Design Group, LLC
Address: 2 Sharp Street, Hingham, MA 02043
Telephone: 781-919-0808

- E-mail Address: sbrenner@crockerdesigngroup.com
5. Name of Landscape Arch: Hawk Design, Inc.
- Address: P.O. Box 1309, Sandwich, MA 02563
- Telephone: 508-833-8800
- E-mail Address: Dave@hawkdesigninc.com
6. Location of Property
(Street Address): 170 Stetson Road, Stetson Road (Parcel ID 78-164),
Stetson Road (Parcel ID 78-168), and 196 Stetson Road
7. Zoning District:
(Must be Resident A) Resident A
8. Assessing Information: Map 29-A, Block 78, Lots 123, 126, 164 and 168
9. Size of Property
(Both in Square Feet
and Acreage): 458,024 SF (10.52 acres)
10. Registry References:
(Book/Page; Date)
(Plan Book, etc.) Plymouth County Registry of Deeds, Book 53438
Page 299; Book 53438, Page 301, Book 51466,
Page 126, Book 51466, Page 128
11. Plan Details:
Details for the land shown on the VRD Plan as to what easements and restrictions exist:
State Highway Drainage Easement (Deed Book 2997, Page 293), Scenic Easement
For Benefit of 170 Stetson Road (Deed Book 44130, Page 561), Scenic Easement
(Deed Book 4616, Page 436)

There are appurtenances to the land shown on the VRD and easements and restrictions as follows:

See above.

List the following:

- Total Site Acreage: 10.52± acres
- Upland Acreage: 10.52± acres
- Wetland Acreage: N/A
- Water Acreage: N/A

- Open space upland acreage: 5.26± acres
- Open space percentage: 50%
- Required Buffer (Provide details) 50' (min.)
- Number of Drainage Basins 1
- Title V Details: 2,550 gpd
- Activity Use Limitation (or any environmental Lien). Provide recording information and copies of the restriction. N/A
- Number of Parking Spaces 35
- Parking Ratio per unit 2±
- Parking Ratio per bedroom 1±
- Parking Spaces provided for guests: Each of the dwelling units has a separate driveway, with a minimum length of twenty-four (24) feet, providing additional off-street parking. Two (2) parking spaces are provided adjacent to the mailroom of the project.

- Is the proposed open space contiguous? Yes X / No

- Provide a brief description of proposed stormwater management:
Please see Supplement submitted herewith.

- Provide a brief description of proposed utilities (ex. gas, water, electric):
Please see Supplement submitted herewith.

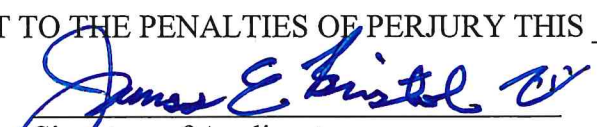
- Approximate length of each road? _____
- Approximate length of sidewalk/trail improvements? N/A
- Number of market rate units 15
- Number of affordable units: 2
- Number of residential lots/parcels shown on the VRD Plan: 1
(Indicate fee or exclusive use)
- Number of non-residential lots shown on the VRD Plan: 0
(Drainage, recreation, etc.)
- Date of proposed site walk: TBD

The undersigned applicant(s) hereby submit(s) the accompanying plan of land, which is entitled: Site Plans for Stetson Woods – A Weathervane Community and was prepared by Crocker Design Group, LLC and is dated September 22, 2022 (Revised through May 3, 2023 (the “Plan”) for Village Residential Overlay Development (VROD) Special Permit approval under the VROD Zoning Bylaw.

I/We hereby certify that the facts asserted above are true and accurate to the best of my/our knowledge after having made a good faith investigation of the facts.

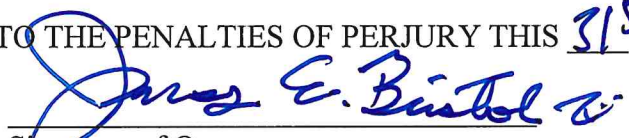
I/We hereby further certify that all of the Owners of record of the land shown on the Design have assented to this Application and have signed the Application below.

SIGNED UNDER OATH AND SUBJECT TO THE PENALTIES OF PERJURY THIS 31ST
DAY OF MAY, 2023.


Signature of Applicant
(Print Name: James E. Bristol, II, Mgr.)

I/We hereby certify that I/we are the record Owners of the subject property shown on the VDR Plan and that I/We hereby assent to this Application.

SIGNED UNDER OATH AND SUBJECT TO THE PENALTIES OF PERJURY THIS 31ST
DAY OF MAY, 2023

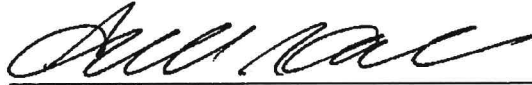

Signature of Owner
(Print Name: James E. Bristol, III, Mgr.)

Signature of Owner
(Print Name: _____)

APPLICANT'S ENGINEER'S CERTIFICATE

I hereby certify that I have reviewed the VRD Bylaw and the Planning Board's applicable Subdivision and Land Development Rules & Regulations and I prepared the VRD Plan and the VRD Plan was prepared based upon a ground survey performed by a licensed surveyor on June 17, 2021 by Crocker Design Group, and that, to the best of my knowledge and belief, the VRD Plan conforms to all of the requirements of the Norwell VRD Bylaw and the Planning Board's Subdivision and Land Development Rules & Regulations.

SIGNED UNDER OATH AND SUBJECT TO THE PENALTIES OF PERJURY THIS 23
DAY OF May, 2023.



Signature of Engineer
(Print Name: Gabriel R. Crocker)




APPLICANT'S SURVEYOR'S CERTIFICATE

I hereby certify that:

- I performed an on-the-ground survey of the subject Property during April and May of 2021;
- The VRD Plan is based upon the survey I performed.
- I reviewed the VRD Bylaw and the Planning Board's applicable Subdivision and Land Development Rules & Regulations.
- The survey conformed to all applicable requirements of Federal, State, and Local law, all applicable professional rules and regulations, and, the requirements of the OSRD Bylaw and the Planning Board's Subdivision and Land Development Rules & Regulations.

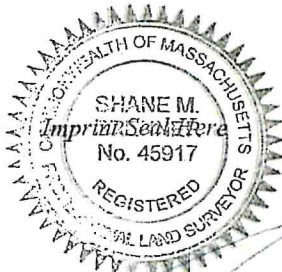
(In the event that the VRD Plan does not conform to all requirements, the Surveyor shall submit a letter indicating each way in which the VRD Plan does not conform and why.)

SIGNED UNDER OATH AND SUBJECT TO THE PENALTIES OF PERJURY THIS 25th
DAY OF MAY, 2023.



Signature of Surveyor

(Print Name: SHANE M. BEGINNER)

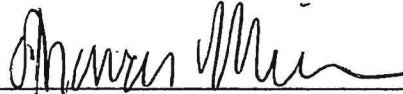


5/25/23


APPLICANT'S LANDSCAPE ARCHITECT'S CERTIFICATE

I hereby certify that I prepared the landscape plan for the VRD Plan, that I have reviewed the VRD Bylaw and the Planning Board's applicable Subdivision and Land Development Rules & Regulations, that the landscape design is based upon a ground survey performed on June 17, 2021 by Crocker Design Group, and that, to the best of my knowledge and belief, the VRD Landscape Plan conforms to all of the requirements of the Norwell VRD Bylaw and the Planning Board's Subdivision and Land Development Rules & Regulations.

SIGNED UNDER OATH AND SUBJECT TO THE PENALTIES OF PERJURY THIS 26
DAY OF MAY, 2023.



Signature of Architect

(Print Name: THOMAS MINER)



ENGINEER'S/SURVEYOR'S CERTIFICATE

I hereby certify that I prepared the Scenic Road Plan, that I have reviewed the Town of Norwell's Scenic Road Bylaw, that the Plan was prepared based upon a ground survey performed on (insert date(s)): June 17, 2021 by Crocker Design Group, LLC, and that, to the best of my knowledge and belief, the Scenic Road Plan conforms to all of the requirements of §6 of the Norwell Scenic Road Bylaw, regarding Scenic Road Plan submissions.

(NOTE: In the event that the Scenic Road Plan does not conform to all requirements, the engineer or surveyor shall submit a letter indicating each way in which the Scenic Road Plan does not conform and why.)

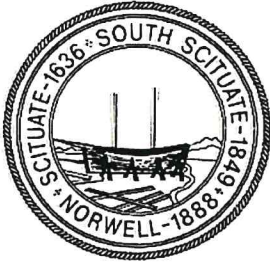
SIGNED UNDER OATH AND SUBJECT TO THE PENALTIES OF PERJURY THIS 30th
DAY OF May, 2023



Signature of Engineer or Surveyor
(Print Name: Robert R. Crocker)

Imprint Professional Seal Here

Note: If more than one person prepared the Scenic Road Plan, then each such person shall sign a certificate with the language set forth above and indicate which part or parts of the Scenic Road Plan was prepared by him or her, otherwise the sole signatory shall take responsibility for the entire contents of the Scenic Road Plan.



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FORM V-5

PUBLIC HEARING NOTICE AUTHORIZATION - VRD

Pursuant to MGL c.40A, §9, ¶12 and §11, and §201-24 of the Norwell Zoning Bylaw, the Planning Board shall give notice of its public hearing by twice advertising in a newspaper of general circulation in the area, with the first publication of the notice to be at least fourteen (14) days prior to the hearing and the last at least seven (7) days prior to the hearing and shall post the notice with the Town Clerk.

Copies of the notice shall be sent to the Board of Selectmen, the Highway Surveyor/Director, Board of Health, Building Inspector and the Conservation Commission.

The Applicant shall be responsible for all costs associated with the notice to be advertised in the newspaper.

Note To Applicant: Please complete the requested information below, including your billing address.

The undersigned hereby acknowledges and understands that the advertising costs associated with the legal notice will be billed directly to and paid by the Applicant.

Signature

Dorhan Tocchro & Morgan, P.C.

Print Billing Name

175 Derby Street, Suite 30

P.O. Box or Street Address

Hingham, MA 02043

Town / State / Zip Code

781-749-7200

Contact Phone Number

mcabral.edtm-law.com

Email