

Office of Planning Board

**TOWN OF NORWELL – COUNTY OF PLYMOUTH**

Planning Department  
Norwell Town Offices, Room 112  
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[www.townofnorwell.net](http://www.townofnorwell.net)

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TOWN CLERK  
2023 MAR 15 PM 7:15  
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**DETERMINATION THAT SUBDIVISION APPROVAL  
IS NOT REQUIRED**

**To:** Town Clerk

**From:** Planning Office

**Date:** March 15, 2023

**Re:** Approval Not Required Plan Endorsement Determination – 20 Common Street

**Property:** Address: 20 Common Street  
Assessing: Map 74, Lots 30 and 44

**ANR Plan:** Title: Plan of Land 20 Common Street,  
Norwell, Massachusetts

Prepared/Stamped: Bradley Kyle Lemont, PLS

Dated: January 27, 2023

Signed and Sealed: March 2, 2023

**Name of Applicant:** Name Paul Gratta  
Address 20 Common Street, Norwell, MA  
Phone (617) 799-4598  
Email pgratta@atiantichvarcr.net

Pursuant to GL c.41, §81P, the ANR Plan for the Property as referenced above was submitted to the Planning Office on March 9, 2023 and was presented to the Planning Board on March 15, 2023 and was accompanied by a Form A Application. At a duly posted meeting held on March 15, 2023, 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**

- |   |           |
|---|-----------|
| <b>A. Official Application Form Used</b>  | Satisfied |
| (1) One original and a digital copy of the Application                          | Satisfied |
| (2) One original and three sized ANR Plans, plus a digital copy of the ANR Plan | Satisfied |
| (3) Mylar   | Satisfied |

(4) Evidence to establish eligibility for ANR endorsement Satisfied

Common Street is a public way. Satisfied  
Leonard Street is a public way. Satisfied

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**B. Required Signatures Provided**

i. Applicant Satisfied  
ii. All owners Satisfied

iii. Registered Professional Satisfied

**C. Required Application Fee** Satisfied

**D. Delivery of Application**

The materials were delivered to the Planning Board at the March 15, 2023 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. Contents**

- (1) Identify Owner(s) and Applicant(s) Satisfied
- (2) North Point Satisfied
- (3) Dated Ground Survey Plan (2021-22) Satisfied
- (4) PLS/PE: 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 None
- (9) Zoning Shown Satisfied
- (10) Public Areas Shown None
- (11) Location of Buildings/Structures Shown  
Setbacks Shown  
Note on the Plan that Endorsement does not verify locations or setbacks shown Satisfied
- (12) Monuments Shown Satisfied  
(2 Drill Holes Noted)
- (13) Wetlands Shown  
Note on the Plan that Endorsement does not verify the location of the wetlands. Satisfied
- (14) Locus at minimum scale/distance Satisfied
- (15) Adjoining land of owner identified Satisfied

- |   |           |
|---|-----------|
| (16) Easements, with use, shown   | None      |
| (17) Signature Blocks 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:<br>Endorsement shall not constitute determination of zoning compliance  | Satisfied |
| (20) Required Note:<br>Approval Not Required  | Satisfied |
| (21) Required Note:<br>Endorsement does not indicate zoning compliance  | Satisfied |
| (22) Required Note:<br>Each parcel without required frontage shall be labeled:<br>“Not a building lot without further zoning relief.” | Satisfied |

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On March 15, 2023, the above determinations were duly voted by the Planning Board 3-0 by roll call vote.

**Membership Voting\*:** Brian Greenberg  
Michael Tobin (Zoom)  
Tripp Woodland

\*Member Brendan Sullivan recused himself.

I attest that this document is a true report of the Planning Board's March 15, 2023 actions/votes.

  
\_\_\_\_\_  
Brian Greenberg, Planning Board Chair  
(Authorized by Planning Board vote on 3/15/23)

Date: March 15, 2023

Filed with Town Clerk on March \_\_\_\_, 2023

Email cc: Applicant/Owner  
Applicant's Engineer (email)  
Assessing  
Board of Health  
Building Inspector  
Conservation Commission  
Highway Director

Posted: Planning Board Website