



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department
Norwell Town Offices, Room 112

345 Main Street
Norwell, Massachusetts 02061

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www.townofnorwell.net

TOWN OF NORWELL
TOWN CLERK

2023 MAY 17 PM 7:23

RECEIVED

**DETERMINATION THAT SUBDIVISION APPROVAL
IS NOT REQUIRED**

To: Town Clerk

From: Planning Office

Date: May 17, 2023

Re: Approval Not Required Plan Endorsement Determination – 118 and 128 Parker Street

Property: Address: 118 and 128 Parker Street
Assessing: Parcels 52-26 and 52-29

ANR Plan: Title: Plan of Land 118 & 128 Parker Street

Prepared/Stamped: Timothy R. Bennett, PLS
Dated: May 31, 2022. Signed on May 11, 2023.

Name of Applicant: Name James and Kristen Jervey
Address 118 Parker Street, Norwell, MA 02061
Phone (617) 295-8715
Email Kristen.Jervey@Raveis.com

Pursuant to GL c.41, §81P, the ANR Plan for the Property as referenced above was submitted to the Planning Office on May 11, 2023 presented to the Planning Board on May 17, 2023 and was accompanied by a Form A Application. At a duly posted meeting held on May 17, 2023, the Board voted 3-0 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 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 |

Parker 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 May 17, 2023 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) 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 location of wetlands.
- (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 | Not Satisfied |
| (20) Required Note:
Approval Not Required | Satisfied |
| (21) Required Note:
Endorsement does not indicate zoning compliance | Satisfied |
| (22) Required Note:
Each parcel without required frontage shall be labeled:
"Not a building lot without further zoning relief." | Satisfied |

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On May 17, 2023, the above determinations were duly voted by the Planning Board 3-0.

Membership Voting: Brian Greenberg
Michael Tobin
Mark Cleveland

I attest that this document is a true report of the Planning Board's May 17, 2023 actions/votes.



Brian Greenberg, Planning Board Chair

Date: May 17, 2023

Filed with Town Clerk on May 17, 2023

cc: Applicants/Owners
Assessing
Board of Health
Highway
Planning Board Website