



Office of Planning Board

**TOWN OF NORWELL – COUNTY OF PLYMOUTH**

Planning Department  
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TOWN OF NORWELL  
TOWN CLERK

2024 JAN -4 AM 8: 27

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**DETERMINATION THAT SUBDIVISION APPROVAL  
IS NOT REQUIRED**

**To:** Town Clerk  
**From:** Planning Office  
**Date:** January 3, 2024  
**Re:** Approval Not Required Plan Endorsement Determination – 861 Main Street

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<b>Property:</b>	Address:	861 Main Street
	Assessing:	Map 15D, Parcel 51-22
<b>ANR Plan:</b>	Title:	Plan of Land for 861 Main Street, Norwell, Massachusetts
	Prepared/Stamped:	Paul Mirabito, PLS
	Dated:	December 27, 2023
	Signed and Sealed:	Yes
<b>Name of Applicant:</b>	Names	Stephen Bjorklund
	Address	861 Main Street, Norwell, MA
	Phone	(781) 820-4700
	Email	stephenbjorklund@gmail.com

Pursuant to GL c.41, §81P, an Approval Not Required Plan (“ANR Plan”) for property located at 861 Main Street, as referenced above (“Property”), and a Form A Application and Mylar were submitted to the Planning Office on December 27, 2023 and then were presented to the Planning Board at the Board’s duly posted January 3, 2024 public meeting. At the January 3, 2023 meeting, 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 full original and three 8 x 11 copies, plus a digital copy of the ANR Plan | Satisfied |
| (3) Mylar  | Satisfied |

- (4) Evidence to establish eligibility for ANR endorsement Satisfied
- (5) Main Street is a public way? Yes

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**B. Required Signatures Provided**

- i. Applicant Satisfied
- ii. Owner Satisfied
- iii. Registered Professional Satisfied

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**C. Required Application Fee** Satisfied

**D. Delivery of Application to Planning Board**

The materials submitted to the Planning Board at the Board's January 3, 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. ANR Plan Required Contents**

- (1) Identify Owner(s) and Applicant(s) Satisfied
- (2) North Point Satisfied
- (3) Dated Ground Survey Plan (9.2002-6.2003) Satisfied
- (4) PLS/PE: dated and sealed Satisfied
- (5) Abutters on Plan Satisfied
- (6) Assessing Map References Satisfied
- (7) Mass Grid/Boundary Requirements Satisfied  
(Three 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
- (12) Note on the Plan that Endorsement does not verify locations or setbacks shown or Satisfied
- (13) Monuments Shown Satisfied  
(2 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. Satisfied
- (14) Locus at minimum scale/distance Satisfied
- (15) Adjoining land of owner identified None shown
- (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   | TOWN OF NORWELL<br>TOWN CLERK<br>2024 JAN -4 AM 8: 27 |
| (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   | RECEIVED  |
| (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. Lot 1 does not have sufficient frontage but has a ZBA special permit that allows the reconfiguration of the land as shown with Lot 1 to be allowed with its reduced, nonconforming frontage. |   |

On January 3, 2023, the above determinations were duly voted by the Planning Board 3-0.  
On January 3, 2023, the Board voted to authorize the Chair to sign the decision by a vote of 3-0.

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

I attest that this document is a true report of the Planning Board's January 3, 2023 actions/votes.

  
\_\_\_\_\_  
Brian Greenberg, Planning Board Chair  
(Authorized by Planning Board vote on 01/03/23)

Date: January 3, 2023

Filed with Town Clerk on January , 2023

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

Posted: Planning Board Website