



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department
Norwell Town Offices, Room 112
345 Main Street

Norwell, Massachusetts 02061

Phone: (781) 659-8021

Fax: (781) 659-7795

www.townofnorwell.net

TOWN OF NORWELL
TOWN CLERK

2023 JAN -6 AM 11:33

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**DETERMINATION THAT SUBDIVISION APPROVAL
IS NOT REQUIRED**

To: Town Clerk

From: Planning Office

Date: January 5, 2023

Re: Approval Not Required Plan Endorsement Determination - 55 and 56 Stony Brook Lane

Property:	Address:	55 and 56 Stony Brook Lane
	Assessing:	16D-62-55 & 16D-62-56
ANR Plan:	Title:	Plan of Land Showing a Division of Parcel 16D-62-56 Lot 56 Stony Brook Lane, Norwell, Massachusetts
	Prepared/Stamped:	Jason Scott Professional Land Surveyor
	Dated:	November 8, 2022
Name of Applicant:	Name	Gregory Webb
	Address	134 Washington Street, Norwell, MA
	Phone	(781) 249-2029
	Email	webbuilders@verizon.net

Please be advised that, pursuant to GL c.41, §81P, the ANR Plan for the Property as referenced above was submitted to the Planning Office and Town Clerk's Office on December 21, 2022 and presented to the Planning Board on January 4, 2023 and was accompanied by a Form A Application, and, at a duly posted meeting held on January 4, 2023, the Board voted 4-0 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 (Received 1.5.23) |

(4) Evidence to establish eligibility for ANR endorsement Satisfied

The Board determined (4-0) that Stony Brook is a private way that predates the effective date of the Subdivision Control Law in Norwell (February 9, 1953) and made that determination based upon deeds and plans provided by the Applicant to the Board. Specifically, the Board determined that Stony Brook Way has sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon. The Board relied on the 12.4.22 Fire Chief Letter attached hereto.

B. Required Signatures Provided
 i. Applicant Satisfied
 ii. All owners Satisfied
 iii. Registered Professional Satisfied

C. Required Application Fee Satisfied

D. Delivery of Application
 At a PB Meeting* Yes

E. Written Notice to Town Clerk
 i. By hand delivery Yes

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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	Satisfied
(4) PLS/PE: dated and sealed	Satisfied
(5) Abutters on Plan	Satisfied
(6) Assessing Map References	Satisfied
(7) Mass Grid/Boundary Requirements	Satisfied
(8) Ways/Access Easements Shown	None
(9) Zoning Shown	Satisfied
(10) Public Areas Shown	None
(11) Location of Buildings/Structures Setbacks Shown	None N/A

Note that Endorsement does not verify locations shown Satisfied

(12) Monuments Shown Satisfied

(13) Wetlands Shown or None Shown Satisfied

Note that wetlands are not

- | | |
|---|-----------|
| verified by endorsement by PB | Satisfied |
| (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 a determination of zoning compliance (and if lots/parcels are conveyed, then any necessary zoning relief shall be obtained before conveyance occurs to avoid a zoning violation). | 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 January 4, 2023, the above determinations were duly voted by the Planning Board 4-0.

Membership Voting: Brian Greenberg
Donald Mauch
Tripp Woodland
Michael Tobin

I attest that this document is a true report of the Planning Board's January 4, 2023 actions/votes.


Brian Greenberg, Planning Board Chair

Date:

Filed with Town Clerk on _____, 2023

cc: Applicant/Owner

Exhibit A. December 5, 2023 Fire Chief Letter



David J. Kean
Chief of Department

NORWELL FIRE DEPARTMENT

300 Washington Street
Norwell, Massachusetts, 02061
(781) 659-8158 · Fax (781) 659-0010

William J. Milne
Deputy Chief

December 5, 2022

Ilana M. Quirk
Director of Planning and Community Development
Norwell Planning Board
345 Main Street
Norwell, MA 02061

Re: Stony Brook Lane

Dear Ms. Quirk,

I was recently contacted by Mr. Greg Webb in regards to a proposed single- family residence proposal on Stony Brook Lane. Mr. Webb and I discussed the concerns of fire department apparatus access on Stony Brook Lane.

Stony Brook Lane has been a long- standing unimproved private way in the Town of Norwell. In its current state and use, the Norwell Fire Department can access all residences along Stony Brook Lane, and the addition of another single- family residence is not of great concern to fire department access.

Mr. Webb and I did discuss that he would engineer the entrance to the driveway be wide enough to allow fire apparatus to negotiate the turn from Stony Brook Lane with out difficulty as the roadway itself does not allow apparatus to make a wide swing within the roadway.

Please feel free to contact my office if you have any questions or concerns.

Sincerely,

David J. Kean, Chief of Department
Norwell Fire Department

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