



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 NOV -8 PM 7:11

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**DETERMINATION THAT SUBDIVISION APPROVAL
IS NOT REQUIRED**

To: Town Clerk

From: Planning Office

Date: November 8, 2023

Re: Approval Not Required Plan Endorsement Determination – 170 and 196 Stetson Road

Property: Address: 170 and 196 Stetson Road
Assessing: Map 29A, Block 78, Parcels 123, 126, 164, 168

Applicant: Name: Weathervane Stetson, LLC
Address: 190 Old Derby Street, Suite 311, Hingham, MA 02043
Phone: (781) 740-8860
Email: jb3@weathervanecompanies.com

ANR Plan: Title: Approval Not Required Plan
Stamped: Shane M. Brenner, PLS
Dated: October 24, 2023
Sealed: Yes

Pursuant to GL c.41, §81P, an Approval Not Required Plan (“ANR Plan”) for property located on Stetson Road, as referenced above, (“Property”) and a Form A Application and Mylar were submitted to the Planning Office on November 1, 2023 and then were presented to the Planning Board at the Board’s duly posted November 8, 2023 public meeting. At the November 8, 2023 meeting, the Board voted 5 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

- | | |
|--|-----------|
| A. Official Application Form Used | 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) Stetson Road is a public way? Yes

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B. Required Signatures Provided

- i. Applicant Satisfied
- ii. All owners Satisfied
- iii. Registered Professional Satisfied

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C. Required Application Fee \$200 Paid

D. Delivery of Application to Planning Board

The materials submitted to the Planning Board at the Board's November 8, 2023 Board Meeting, Satisfied

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 On the Ground Survey 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 Satisfied
- (9) Zoning Shown Satisfied
- (10) Public Areas Shown None
- (11) Location of Buildings/Structures Shown
 - Setbacks Satisfied
 - Note on the Plan that Endorsement does not verify locations or setbacks shown Satisfied
- (12) Monuments Shown Satisfied
 - (1 Drill Hole 1 CB Noted)
- (13) Wetlands Shown
 - Note on the Plan that there are no wetlands. Satisfied
- (14) Locus at minimum scale/distance Satisfied
- (15) Adjoining land of owner identified Satisfied
- (16) Easements, with use, shown Satisfied
- (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 | 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 November 8, 2023, the above determinations were duly voted by the Planning Board 5-0. On November 8, 2023, the Board voted to authorize the Chair to sign the decision by a vote of 5-0.

Membership Voting: Brian Greenberg, Chair
Brendan Sullivan, Vice Chair
Tripp Woodland, Clerk
Mark Cleveland
Michael Tobin

I attest that this document is a true report of the Planning Board's November 8, 2023 actions/votes.



Brian Greenberg, Planning Board Chair
(Authorized by Planning Board vote on 11/08/23)

Date: November 8, 2023

Filed with Town Clerk on November 8, 2023

Email cc: Applicants/Owners
Applicant's PLS
Assessing
Board of Health
Building Inspector
Conservation Commission
Highway Director

Posted: Planning Board Website