



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department
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www.townofnorwell.net

TOWN OF NORWELL
TOWN CLERK
2023 NOV -8 PM 7:05
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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 – 109 Parker Street

Property:	Address:	109 Parker Street
	Assessing:	Map 15B, Parcel 51-11 and 51-77
ANR Plan:	Title:	Plan of Land 107 and 109 Parker Street, Norwell, Massachusetts
	Prepared/Stamped:	Norman Lipsitz, PLS
	Dated:	August 30, 2023, as rev'd October 23, 2025
	Signed and Sealed:	Yes
Name of Applicant:	Names	Michael Perlmutter and Yvonne Perlmutter
	Address	109 Parker Street, Norwell, MA
	Phone	(781) 987-1258
	Email	perlfather@gmail.com

Pursuant to GL c.41, §81P, an Approval Not Required Plan (“ANR Plan”) for property located at 107 and 109 Parker Street, 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) Parker Street is a public way? Yes

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B. Required Signatures Provided

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

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C. Required Application Fee Waived

D. Delivery of Application to Planning Board

The materials submitted to the Planning Board at the Board's November 8, 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 (June 8, 2023) 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 Not Shown
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 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 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