

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](http://www.townofnorwell.net)

TOWN OF NORWELL  
TOWN CLERK  
2023 FEB -2 AM 10:10  
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**DETERMINATION THAT SUBDIVISION APPROVAL  
IS NOT REQUIRED**

**To:** Town Clerk  
**From:** Planning Office  
**Date:** February 2, 2023  
**Re:** Approval Not Required Plan Endorsement Determination – 342 Summer Street

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<b>Property:</b>	Address:	342 Summer Street
	Assessing:	Norwell: Parcel 10-002 and Scituate: Parcel 23-1-38B
<b>ANR Plan:</b>	Title:	Plan of Land 342 Summer Street, Norwell and Scituate
	Prepared/Stamped:	Richard J. Hood, PLS
	Dated:	December 22, 202
<b>Name of Applicant:</b>	Name	Brian Murphy
	Address	293R Washington Street, Norwell, MA
	Phone	(781) 659-2255
	Email	brianmurphy@unicornrealty.com

Pursuant to GL c.41, §81P, the ANR Plan for the Property as referenced above was submitted to the Planning Office on January 20, 2023 and presented to the Planning Board on February 1, 2023 and was accompanied by a Form A Application. It was filed with the Town Clerk’s Office on 4-0, 2023. At a duly posted meeting held on February 1, 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**

- |   |           |
|---|-----------|
| <b>A. Official Application Form Used</b>  | 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

Summer Street is a public way. Voted:4-0

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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** Satisfied

**D. Delivery of Application**

The materials were delivered to the Planning Board at the February 1, 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 (2022) 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  
(5 Drill Holes Noted)  
(13) Wetlands None Shown  
(14) Locus at minimum scale/distance Satisfied  
(15) Adjoining land of owner identified Satisfied  
(16) Easements, with use, shown None  
(17) Signature Blocks provided Satisfied  
(Norwell and Scituate)  
(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 February 1, 2023, the above determinations were duly voted by the Planning Board 4-0.

**Membership Voting:** Brian Greenberg  
Donald Mauch  
Brendan Sullivan - Recused  
Michael Tobin  
Tripp Woodland

I attest that this document is a true report of the Planning Board's February 1, 2023 actions/votes.

  
\_\_\_\_\_  
Brian Greenberg, Planning Board Chair

Date: February 1, 2023

Filed with Town Clerk on February \_\_\_\_, 2023

cc: Applicant/Owner  
Planning Board Website