



TOWN OF NORWELL – COUNTY OF PLYMOUTH

Revised 10.22.2025

Norwell Planning Board
Norwell Town Offices
93 Longwater Circle
Norwell, Massachusetts 02061
Phone: (781) 659-8021
www.townofnorwell.net
Planning Board Meeting Agenda
Wednesday, October 22, 2025 at 6:30 pm
Town Hall, Room 220

Note: The meeting will be broadcast on the NSTV Gov Channel (Comcast 9 and Verizon 40)

I. MEETING CALLED TO ORDER

II. MEETING AGENDA APPROVAL*

III. CITIZEN COMMENTARY (IF ANY)

IV. WORKSHOP: POTENTIAL MAY 2026 ANNUAL TOWN MEETING ARTICLES*

- AMEND ZBL §201-3.2.B ALLOW USE VARIANCES IN COMMERCIAL DISTRICTS*
- AMEND ZBL §201-4 NONCONFORMING SITUATIONS*
- AMEND ZBL §201-8.1 DISTRICT USES (ADDITION/DELETIONS) (DATA CENTER USES)*
- AMEND ZBL §201-8.1.G COMMON DRIVEWAYS*
- AMEND ZBL §201-9.3.D LOT SHAPE*
- AMEND ZBL §201.9.4.B(1) - DRIVEWAY SETBACK REQUIREMENT FROM LOT LINES*
- AMEND ZBL §201-14.5(A)(3)(C) SIGNS*
- AMEND GBL §3-7.B* PLANNING BOARD MISSION STATEMENT
- AMEND GBL §4-1.E* PATHWAY COMMITTEE DELETION
- OTHER POTENTIAL ARTICLES TO BE DEVELOPED*
 - o ALLOW MIXED USE (RESIDENTIAL/COMMERCIAL) IN BUSINESS DISTRICTS*
 - o ALLOW STARTER HOME/SENIOR HOUSING*

V. MINUTES

OCTOBER 8, 2025 MINUTES*

VI. INVOICES*

CHESSIA CONSULTING SERVICES – 690 MAIN ST	\$ 232.50*
CHESSIA CONSULTING SERVICES – OLD OAKEN BUCKET ESTATES	\$12,273.75*
CHRISTOPHER J. SULLIVAN – OCTOBER 8, 2025 MINUTES	\$ 150.00*

VII. CURRENT MAIL

HINGHAM PB- SITE PLAN REVIEW – 6 NEW TOWNE DRIVE
HINGHAM PB-SITE PLAN REVIEW – 20 WHITON AVE
HINGHAM PB SPECIAL PERMIT A3 PARKING DETERMINATION 51 SOUTH ST.
PEMBROKE PB NOTICE OF DECISION 48 SCHOOSSETT ST
PEMBROKE ZBA VARIANCE REQUEST 7 RIVERSIDE DRIVE
PEMBROKE ZBA VARIANCE REQUEST 153 CHAPEL ST
ROCKLAND ZBA SPECIAL PERMIT REQUEST 371 UNION ST

VIII. ADJOURNMENT*

Note: Items may be taken in any order, but no public hearing will begin before its stated time.

Note: A vote regarding any item may occur but is expected as to any item with an asterisk.