



TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department

Norwell Town Offices

93 Longwater Circle

Norwell, Massachusetts 02061

Phone: (781) 659-8021

www.townofnorwell.net

Office of Planning Board

Planning Board Meeting Agenda

Wednesday, March 25, 2026 at 6:00 pm

Norwell Town Hall, North River Room

ZOOM OPTION

Computer: <https://us02web.zoom.us/j/5905442324?omn=89968966687>

Mobile Phone/Zoom App: Meeting ID: **590 544 2324** (Click “Join Meeting”)

Phone: Dial +1 929-205-6099, enter Meeting ID: **590 544 2324**

CABLE - Telecast live on Comcast 1072/Verizon 2139

I. MEETING CALLED TO ORDER

II. MEETING AGENDA APPROVAL*

III. APPROVAL OF MINUTES

*January 21, 2026

*February 11, 2026

*February 25, 2026

IV. CITIZEN COMMENTARY (IF ANY)

V. SUBDIVISION, ANR PLANS, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS*

107 Wildcat Lane ‘Approval Not Required’ Plan Application

Applicant: Riverside Development & Builders, LLC

6:00pm Public Meeting

Property: 107 Wildcat Lane (Parcel 24B-68-001)

Item: ANR Plan to divide 107 Wildcat Lane into two building lots

Plan: ANR Plan, dated 3.4.26, as prepared by Morse Engineering (Jason Scott) for Owner Riverside Development & Builders, LLC

submitted to the Planning Dept. on 3.10.26 and to be presented to the PB on 3.25.26

VI. 6:30PM PUBLIC HEARING: PROPOSED ZONING AMENDMENTS/WARRANT ARTICLES*

******New Meeting Location: North River Room - Norwell Town Hall ******

- Public Hearing to Open at **6:30pm**, per legal notice published 3/3/26 & 3/10/26 **6:30pm Public Hearing**
- Discussion and consideration of proposed warrant articles for 2026 Annual Town Meeting:
 - 1) Article 25 - Definitions
 - 2) Article 26 - Intensity of Use
 - 3) Article 27 - Uses in Business District C
 - 4) Article 28 - Signs
 - 5) Article 29 - Shared & Common Driveways
 - 6) Article 30 - Accessory Dwelling Units (ADUs)
 - 7) Article 31 - Master Plan Appropriation
 - 8) Article 32 - Planning Board Mission Statement
- Public Testimony
- Possible vote to recommend to Town Meeting

VII. OTHER BUSINESS

VIII. INVOICES*

Chessia Consulting Invoice #3809 \$990.00
Christopher Sullivan invoice #202605npb

IX. REVIEW CURRENT MAIL

HINGHAM ZBA: Notice of decision Special Permit A1 under Section iii-i.1.c to construct a conforming addition to an existing nonconforming garage.

MARSHFIELD PB: Remote Public Hearing to consider and hear comments on the proposed amendments to the Marshfield town code on Monday April 6th @7pm zoom link will be published on their town website Wednesday before hearing.

PEMBROKE PB: Decision -approved Site Plan Review to demolish existing facility and replace with new fueling facilities and a honey farms market convenience store @208 Church Street.

PEMBROKE PB: Decision -approved Site Plan Review to continue to sell mulch ,crushed stone and loam at new location @ 299 Oak Street.

SCITUATE PB : Public Hearing @ 7pm on March 26th accessory dwelling Special Permit for a large detached accessory dwelling to be located in a new structure to the south of the existing single family home @ 7 Dunbar Lane.

X. MISC.

XI. ADJOURNMENT*

- The Board may discuss matters which could not reasonably be anticipated by the Chairman in time to post the item 48 hours in advance.