



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, April 8, 2026, at 6:30 pm
Norwell Town Hall, Room 220

ZOOM OPTION

Computer: <https://zoom.us/j/91777234569>
Mobile Phone/Zoom App: Meeting ID: **917 7723 4569**
Phone: +1 646-558-8656, Enter Meeting ID: **917 7723 4569**

- I. **MEETING CALLED TO ORDER**
- II. **MEETING AGENDA APPROVAL***
- III. **CITIZEN COMMENTARY (IF ANY)**
- IV. **SUBDIVISION, ANR PLANS, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS***

45 Stetson Shrine Ln, Detached Accessory Dwelling Unit [Conversion] Site Plan

Applicant: Grady Consulting, LLC
Owner: Buck Reynolds
Property: 45 Stetson Shrine Lane (Parcel 72-009)
Principal Dwelling (Sf) - 4,497
Detached ADU (Sf) – 900
Application: Administrative Site Plan Review
- Detached Accessory Dwelling Unit [conversion] Site Plan*

Stetson Woods Village – Revised Construction Phasing Plan & Peer Review Discussion

Stetson Woods Village (Weathervane Stetson, LLC)
VROD (Village Residential Open Development)
0, 170, 196 Stetson Road

Review of Revised Construction Phasing Plan and consideration of Construction-Phase peer review engineering services:

- Proposed sequencing of site work and stormwater management during construction
- Consideration of recommended firms for construction-phase peer review engineering services

V. **OTHER BUSINESS**

- Discussion of proposed Town Meeting Articles (*May, 2026 Annual Town Meeting*)

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.

VI. APPROVAL OF MINUTES*

*March 11, 2026

VII. INVOICES*

Christopher Sullivan Invoice #202606NPB (\$150.00)
3.11.2026 Minutes

VIII. MAIL*

March 17, 2026

Hingham Planning Board:

28 Arnold Road; Site Plan Approval for driveway and landscaping – granted
106 North Street; Special Permit for cafe – granted

March 23, 2026

Pembroke Planning Board

316 School Street, 0 Centre Street, and 570 Centre Street; Site Plan Review approved for undeveloped town own sites for municipal usage for two drinking water well stations.

March 24, 2026

Pembroke Planning Board

Abutters of 7 Riverside Drive; Site Plan Review approved for construction of garage for storage for electrical business

April 6, 2026

Hingham Planning Board

35 Smith Road; Site Plan Approval for single family reconstruction, driveway, stormwater
81 Kimball Beach Road; Site Plan Approval for single family reconstruction and land disturbance
23 Otis Hill Road; Site Plan approval for single family dwelling
222 South Pleasant Street; Site Plan Approval for single family dwelling and attached garage

April 7, 2026

Rockland Zoning Board of Appeals

0 Taunton Ave; Variance for signage and advertising board
222 Weymouth Street; Special Permit to convert office space to dance studio
900 Hingham St; Special permit to allow take-out restaurant and for signage
161 Central Street; Variance to convert existing home to two-family home

April 9, 2026

Scituate Planning Board

36 Grasshopper Lane; Special Permit for ADU

April 13, 2026

Pembroke Zoning Board of Appeals

520 Washington Street; Concerning Pembroke Building Inspector's Cease and Desist

April 14, 2026

Hingham Board of Appeals

45 Irving Street; Special Permit for conforming addition to pre-existing nonconforming garage

IX. MISC.

X. ADJOURNMENT*

XI. NEXT SCHEDULED MEETING

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