



TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department
Norwell Town Offices
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Norwell, Massachusetts 02061
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Office of Planning Board

Planning Board Meeting Agenda
Wednesday, April 22, 2026, at 6:30 pm
Norwell Town Hall, Room 220

ZOOM OPTION

Computer: <https://zoom.us/j/92896469497?pwd=bwCJHTNQZNVKcrC359DrfRHNr2vSmK.1>

Mobile Phone/Zoom App: Meeting ID: 928 9646 9497

Phone: +1 646-931-3860, Enter Meeting ID: 928 9646 9497

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

16 Lantern Lane ‘Approval Not Required’ Plan Application*

Applicant: Tim Eshelman
Owner: Same
Property: 16 Lantern Lane (Parcel 7A-15-005)
Item: ANR Plan to divide 16 Lantern Lane into two building lots
Plan: ANR Plan dated 2.13.26, as prepared by Morse Engineering (Jason Scott) for owner Tim Eshelman submitted to the Planning Department on 4.13.26 and to be presented to the Planning Board on 4.22.26

390/390B Circuit Street, Jett Foundation -- Site Plan Technical Review*

Applicant: Jett Foundation, Inc.
Owner: Jett Foundation, Inc.
Property: 390/390B Circuit Street (Parcels 59-37, 59-40)
Project: Site Plan Review: Non-profit educational and retreat campus serving individuals impacted by Duchenne muscular dystrophy; including overnight accommodations, program space, cabins, barns, and associated staff/workspace facilities
Plan(s): Site Plan Filing, dated 2.20.26 (Exhibits A-D)
Stormwater Management Report, dated 2.20.26 (Attachments A-M)
Peer Review: Pending
Action: Planning Board Report and Recommendations to ZBA

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.

V. OTHER BUSINESS

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

VI. APPROVAL OF MINUTES*

*March 25,2026

VII. INVOICES*

Christopher Sullivan Invoice #202607NPB (\$150.00)
3.25.2026 Minutes

Chessia Consulting Invoice #3825 (\$1,166.70)
Curtis Farm Rd/Norwell Estates review

VIII. MAIL*

March 26, 2026
Scituate Planning Board
35 Beaver Dam Rd, Approved ADU

March 30, 2026
Pembroke Zoning Board
2 Oakdale Terrace; approval of SP for carport; denial of front door vestibule
35 Congress Street; approval of variance for a garage
46 Blueberry Ln; approval of SP for front door vestibule

April 6, 2026
Hingham Planning Board
16 Foley Beach Rd, single family dwelling reconstruction
18 Elm St; sports court
19 Kimball Beach Rd, single family reconstruction
1192 Main Street, single family construction

April 9, 2026
Scituate Planning Board
57 Summer Street, Protected Use Accessory Dwelling

April 14, 2026
Marshfield Zoning Board
154 Standish Street, SP for reconstruction of single-family dwelling

April 27, 2026
Pembroke Planning Board
27 Corporate Park Drive; residential multifamily development including affordable housing

IX. MISC.

X. ADJOURNMENT*

XI. NEXT SCHEDULED MEETING

*May 20, 2026

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