

Norwell Board of Appeals
93 Longwater Circle
Norwell, MA 02061

BUSINESS MEETING AGENDA

Meeting Locations: Building Office Conference Room #133A and
North River Room for Planning Board Public Hearings

Wednesday, May 20, 2026

7:00 P.M.

NOTE: Attend in-person or telecast live on Comcast 1072/Verizon 2139 or Zoom

ZOOM OPTION for ZBA Business Meeting (7:00 P.M.) and Public Hearings (7:30 P.M.):

Computer access: Click link <https://us02web.zoom.us/j/5181419870?omn=84710421352>

Mobile Phone Zoom App: Enter Meeting ID: 518 141 9870; click "Join Meeting"

Phone access: Dial +1 929 205 6099; enter Meeting ID: 518 141 9870; then #

7:00 P.M. Call to Order and approval of agenda

Status/Concerns: Building Inspector/Administrative Assistant

Approval of Minutes: Business Meeting minutes of 4/1/26

Invoices:

Account	Invoice (#: date)	Payee or Purpose	Amount
48 Jacobs Lane – SSNSC		Peer Review: Chessia Consulting	
295R Washington Street		Project Monitor: Chessia Consulting	
136 Longwater Drive		Project Monitor: Chessia Consulting	
ZBA General Expenses	#1DKX-44JD-LYHG	Amazon Business: ink/toner & paper	\$425.18

New Business/Chair Report/Discussion

1. Correspondence/Board activity/other actions since previous meeting
2. Other – bylaw discussion, caselaw review
3. Rules revision/ Planning Board proposed zoning bylaw changes

Old Business/Status Updates/Litigation

1. 48 Jacob's Lane: As-Built Plan submission with 11/11/25 update
2. 136 Longwater Drive: update
3. **Other updates:** as time allows

Adjournment of Business Meeting

Public Hearings – 5/20/26:

7:30 P.M. Section 6 Finding/Special Permit: **20 Nancy Lane** (RJR, DMS, GSM)

7:40 P.M. Floodplain/Watershed/Wetlands Special Permit: **78 Stony Brook Lane** (SJB, RJR, DMS)

7:45 P.M. Section 6 Finding/Special Permit: **70 Kings Landing** (SHL, RJR, GSM)

7:50 P.M. Site Plan Review: **390/390B Circuit Street** (SHL, SJB, GSM) (To be continued with no evidence Taken; still under review before the Planning Board)

Next scheduled meeting: 6/17/26

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2026 MAY 15 AM 9:27
TOWN OF NORWELL
TOWN CLERK