



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department
Norwell Town Offices
93 Longwater Circle
Norwell, Massachusetts 02061
Phone: (781) 659-8021
www.townofnorwell.net

Planning Board Meeting Agenda
Wednesday, May 13, 2026, at 6:30 pm
Norwell Town Hall, Room 220

ZOOM OPTION

<https://zoom.us/j/94693752543?pwd=n04b9NDak6w8GvfPjYbhv9zFo0O0B8.1>

Mobile Phone/ Zoom App: Meeting ID: 946 9375 2543

Phone: +1-646-558-8656 Enter Meeting ID: 946 9375 2543

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

129 Prospect Street ‘Approval Not Required’ Plan Application*

Applicant: Paul Gallagher
96 Webster Street, Hanover, MA 02339
Owner: Robert Gauley
129 Prospect Street, Norwell, MA 02061
Property: 129 Prospect Street - (Parcel 13C-29-005)
Item: ANR Plan to divide 129 Prospect Street into 4 building lots
Plan: ANR Plan dated 4.17.26, as prepared by Morse Engineering
(Jason Scott) for owner Robert Gauley submitted to the Planning
Department on 4.23.26 and to be presented to the Planning Board on
5.13.26

- V. **OTHER BUSINESS**

Stetson Woods Village – Peer Review Discussion*

- VI. **APPROVAL OF MINUTES***

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.

*April 1, 2026

VII. INVOICES*

- *LocaliQ invoice #0007626798 (\$764.41)
Legal ad for proposed bylaw changes
- * South Shore News Invoice # AHN1WEDD-0003 (\$128.00)
Annual subscription
- * Christopher Sullivan Invoice #202608NPB (\$150.00)
4.1.2026 Minutes
- *John Chessia Peer Review, Jett Foundation (\$7,672.50)
April 2026
- *John Chessia Peer Review, Curtis Farm Estates (\$247.50)
- * Bond Printing & Marketing (\$121.00)
Business Cards

VIII. MAIL*

April 13, 2026

Pembroke Zoning Board

48 Schoosett St; remanded to Planning Board for additional review
520 Washington St; modify cease & desist for operation at address

April 16, 2026

Hingham Planning Board

35 Smith Rd, approval granted for single family reconstruction
81 Kimball Beach Rd, granted for single family reconstruction
222 South Pleasant St, granted for single family reconstruction
45 Irving St; SP for addition

May 4, 2026

Hingham Planning Board

146 Chief Justice Cushing Highway; SP for parking
210 Hull Street; modify site plan approval
25 Bare Cove Park Drive, site plan approval for pickleball courts
25 Lazell St, site plan approval for addition and swimming pool

May 5, 2026

Rockland Zoning Board of Appeals

99 Church St; SP for demolish school and construction fire station HQ
451 Hingham St; proposed land exchange
457 Hingham St; single family construction

Weymouth ZBA

100 Weymouth St; SP for wholesale dealer's license

May 11, 2026

Pembroke Zoning Board of Appeals

615 Washington St; SP for restaurant ownership
290 School St; SP for home business

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

49 Oldham St; variance for garage
316 School St / 0 Center St / 570 Center St; SP for new water treatment plant
203 Water St; SP for home business

May 12, 2026

Marshfield ZBA

203 Standish St; SP for single family reconstruction
239 Ocean Street to 287 Ocean Street; SP new mixed-use building
110 Mayflower Ln; SP for addition
122 Marginal Street; SP for pier extension
125 Commerce Way; SPA wholesale building
25 Dyke Rd; SPA multiple conforming use changes

May 14, 2026

Scituate Planning Board

90-96 Stockbridge Rd; SP for common driveway

May 18, 2026

Hingham Planning Board

4 Del Prete Drive; single family reconstruction
72 Downer Ave; ADU

Pembroke Planning Board

1055 Summer St; SPA and SP – 4 2-bedroom units
100 Central Street; SPA for library addition

May 19, 2026

Hingham Board of Appeals

25 Mill Ln; reconstruct deck and swimming pool
146 Chief Justice Cushing Hwy; SP commercial building addition
25 Bare Cove Park Dr; SP pickle ball courts

Rockland ZBA

56 & 82 Webster St; SP and variance for addition for nursing home

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.