

PUBLIC HEARING AGENDA

Meeting Location: Norwell Town Hall Meeting Room 133A

Wednesday May 20th, 2026

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2026 MAY 15 AM 9:28

TOWN OF NORWELL
TOWN CLERK

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

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 #

7:30 P.M. - 20 Nancy Lane - For a Special Permit under § 201-9.2. A (lot area) of the Norwell Zoning Bylaws. The applicant is seeking approval to demolish current shed and build a 17'-0" x 12'-0" addition for a home office and bedroom. The property is located at 20 Nancy Lane, Residential District B, as shown on the Assessor's Map 21, Lot 157, and recorded at the Plymouth County Registry of Deeds Book 55196 Page 0156. The dwelling was constructed in 1953.

7:40 P.M. – 78 Stony Brook Lane - For a Special Permit under § 201-18 (Floodplain, Watershed and Wetland Protection District) of the Norwell Zoning Bylaws. The applicant is seeking relief under the applicable provisions of the Zoning Ordinance to raze the existing 1,956 sq.ft. single-family dwelling and construct a new 3,040 sq. ft. single-family residence with 1,159 sq. ft. attached garage on the same lot. The proposed dwelling will be setback 497' from the North River. The property, consisting of 2.31 acres, is located at **78 Stony Brook Lane** in Residential District A, as shown on the Assessor's Map Block 62, Lot 059, and recorded at the Plymouth County Registry of Deeds at Book 56690 Page 188. The existing dwelling was constructed in 1963.

7:45 P.M. – 70 Kings Landing - For a Section 6 Finding & Special Permit under § 201-9.2 A (lot area), § 201.9.3 A (street frontage) and § 201-9.4 A (front yard) of the Norwell Zoning Bylaws. The applicant is seeking approval to demolish existing garage and build a new 30'-0" x 26'-0" garage. The property consisting of 37,100 sqft where one acre is required is located at 70 Kings Landing, Residential District A, as shown on the Assessor's Map 61, Lot 38 & 39, and recorded at the Plymouth County Registry of Deeds Book 12985 Page 042 and Book 19058 Page 0275. The dwelling was constructed in 1930.

7:50 P.M. – CONTINUED TO 6/17/2026 – NO EVIDENCE TAKEN - 390/390B Circuit Street/Jett Foundation - For Site Plan Review under § 201-3.4 of the Norwell Zoning Bylaws. Property is located at 390/390B Circuit St. in residential District A, as shown on the Assessor's Map 59, Block 37, Lot 40, and recorded at the Plymouth County Registry of Deeds Book 59268 Page 0347. The applicant is a non-profit dedicated to supporting individuals and families impacted by Duchenne muscular dystrophy, seeking Site Plan Approval for a new educational retreat campus on the 9.176-acre property. The project envisions fully accessible retreat center providing 24-hour, year-round programming for guests ages 6 and older. Phase 1 includes construction of a 10,845 sq. ft. two-story Retreat Center (with program space, guest

*Norwell Board of Appeals
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Norwell, MA 02061*

accommodations, and staff areas), a new paved driveway, and a 30-space paved parking lot (26 regular + 4 HC spaces). Future phases include four 800 sq. ft. cabins for overnight guests, a new animal therapy barn, an aquatic therapy indoor pool, and a staff/workspace facility. The existing property includes a main house, two working barns, guest cottage and a detached 2 car garage. Phase 1 demolition includes the 1.5 wood stable and one-story wood cottage.

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