



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department
Norwell Town Offices
93 Longwater Circle
Norwell, Massachusetts 02061
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www.townofnorwell.net

Planning Board Meeting Agenda
Wednesday, July 15, 2026, at 6:30 pm
Norwell Town Hall, Room 220

ZOOM OPTION

<https://zoom.us/j/97893696879?pwd=pAqFb7ab7aCJ8m0g38aod1bA6PaJr5.1>

Mobile Phone / Zoom App: Meeting ID: 978 9369 6879 Passcode: 752094

Phone: 1-646-558-8656 Enter Meeting ID: 978 936 96879

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

493 Main Street, Detached Non-Protected ‘Special Permit’ ADU

***Public Hearing**

Applicant: Matthew Carr
Owner(s): Matthew & Natalie Carr
Property: 493 Main Street (Parcel 41-019)
Principal Dwelling (Sf) – 3,244
SP Detached ADU (Sf) – 1,104
Project: Non-Protected Detached Accessory Dwelling Unit (ADU), Special Permit
Plans: Site Plans, Floor Plans (A1 - A20 & S1 - S4)
Dated: 6-4-2026, Architect - Jason Eliot Beal, Inc. AIA
Engineer – Grady Consulting, LLC

69 Washington Street, Dunkin’ Restaurant Site Plan Review

Applicant: Couto Management Group, LLC
Owner: OBC Norwell, LLC
Property: 69 Washington Street (Parcel 12-020)
Project: Conversion of existing front space of the building - the former bank space - into a Dunkin' restaurant, which will operate using the existing drive-up window.

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.

Plans: Definitive Site Plan (Merrill), Floor Plan (James D. Smith Architects), As-Built (Faist Engineering), Sign Plan (Viewpoint Sign & Awning)

V. OTHER BUSINESS

- Stetson Woods Village – Peer Review Discussion
- Discussion of ANR Endorsements for Lot Reconfigurations That Risk Zoning Noncompliance Due to Existing or Needed Stormwater Management Infrastructure
- Height changes from 2026 Annual Town Meeting

VI. APPROVAL OF MINUTES*

* June 3, 2026

VII. INVOICES*

- * Christopher Sullivan Invoice #202613NPB (\$150)
6.3.26 Minutes
- * John Chessia Invoice #3855 (\$82.50)
Barrell Estates review fees
- * John Chessia Invoice #3868 (\$87.50)
Circuit Street (Jett Foundation) review fees

VIII. MAIL*

June 16, 2026

Hingham Board of Appeals

25 Mill Lane, variance withdrawal approved

425 Lincoln Street, variance withdrawal approved

June 29, 2026

Hingham Board of Appeals

146 Chief Justice Cushing Hwy; SP addition to commercial building granted

June 30, 2026

Marshfield Board of Appeals

76 Ferry Rd; SP for walking bridge

93 Old Colony Rd; variance appeal for removal of buffer screen & strip removal

July 2, 2026

Hingham Planning Board

709 Main St; SPR ADU

72 Downer Ave, SPA granted for garage

July 7, 2026

Marshfield ZBA

46 Woodlawn Circle; SP for addition

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

40 Woodlawn Circle; SP for addition
2036 Ocean Street; SP for mixed use building
239 Dyke Road; SP for accessory building
16 Cricket Ln; SP for single family home

July 13, 2026

Hingham Planning Board

6 Highfield Rd; SPR for single family dwelling

IX. MISC.

X. ADJOURNMENT*

XI. NEXT SCHEDULED MEETING*

* July 29, 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.