



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, August 12, 2026, at 6:30 pm
Norwell Town Hall, Room 220

ZOOM OPTION

<https://zoom.us/j/96201536309?pwd=vaW7Q4Ncyrgi6NlPcsmTheLTo7Cbm4.1>

Mobile Phone / Zoom App: Meeting ID: 962 0153 6309 Passcode: 169258

Phone 1-305-224-1968 Enter Meeting ID: 962 0153 6309

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

180/172 Circuit Street ‘Approval Not Required’ Plan Application (Revision)

Applicant: Riverside Development & Builders, LLC (Stephen Dunn)
Property: 180/172 Circuit Street (Parcel 67-002 / Parcel 67-061)
Item: Revised ANR Plan to reconfigure existing parcels (67-002 & 67-061) and create one additional residential lot.
Plan: ANR Plan dated 6.29.26, as prepared by Morse Engineering Co. Inc. (Jason Scott) for owner Riverside Development & Builders, LLC submitted to the Planning Department on 8.4.26 and to be presented to the Planning Board on 8.12.26.

24/26 Bates Lane ‘Approval Not Required’ Plan Application

Applicant: Grady Consulting on behalf of owners Brian & Agatha Michelangelo Bates
Property: 24/26 Bates Lane (Parcel 33-016 / Parcel 33-006)
Item: Revised ANR Plan to reconfigure existing parcels (33-016 & Parcel 33-006) and create two additional residential lots.
Plan: ANR Plan dated 8.4.26, as prepared by Grady Consulting, LLD submitted to the Planning Department on 8.5.26 and to be presented to the Planning Board on 8.12.26.

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.

40 Accord Park Drive, Storage Garage – Site Plan Review

Applicant: Robert Clarke (Accord Park, LLC)
Property: 40 Accord Park Drive (Parcel 17-071)
Project: Construction of 48'x32' Storage Garage (1,536 sf) on existing hardtop.
Plans: Site Plan (dated 7.23.26) – Webby Engineering Associates Inc.
Building Plans (dated 7-15-26) – JCMT Associates, PLLC

V. OTHER BUSINESS

VI. APPROVAL OF MINUTES*

* July 15, 2026

VII. INVOICES*

* Christopher Sullivan - Invoice #202615NPB (\$150)
7.15.26 Minutes

* WB Mason - Invoice #263444754 (\$39.83)
Bulletin board – shared cost with Water, Conservation and Board of Health

VIII. MAIL*

* July 21, 2026

Rockland Board of Appeals

161 Central Street: variance for two family home - granted

* July 30, 2026

Hingham Planning Board

25 Main Street, SP for health club – granted

6 Highfield Road, SPR for single family - granted

* August 8, 2026

Marshfield Board of Appeals

15 Bay Avenue; SP for single family

11 Macarthur Lane; SP single family

97 Standish St; SP for single family

83 Ashburton Ave; SP for addition

73 Seaview Ave; SP for addition

132 Highland St; SP for two story addition

* August 17, 2026

Pembroke ZBA

71 Wampatuck St; Variance for above ground pool

* August 24, 2026

Hingham Planning Board

33 Gardner Street: SPR for pool and landscape

40A Hersey St; SPR dwelling reconstruction

IX. MISC.

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

X. ADJOURNMENT*

XI. NEXT SCHEDULED MEETING*

* August 26, 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.