



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department
Norwell Town Offices
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Planning Board Meeting Agenda
Wednesday, October 7, 2026, at 6:30 pm
Norwell Town Hall, Room 220

ZOOM OPTION

<https://zoom.us/j/93776592048?pwd=xbblKylLac3zAivcQxds8a7ftQHl5d.1>

Mobile Phone / Zoom App: Meeting ID: 937 7659 2048 Passcode: 372874

Phone: 301-715-8592 Enter Meeting ID: 937 7659 2048

I. MEETING CALLED TO ORDER

II. MEETING AGENDA APPROVAL*

III. CITIZEN COMMENTARY (IF ANY)

IV. SUBDIVISION, ANR PLANS, SITE PLANS, SPECIAL PERMITS & OTHER PROJECTS*

10 Washington St, Queen Anne Plaza Septic Facility – Site Plan Technical Review*

Applicant: CHA Consulting on behalf of Federal Realty OP LP

Owner: Federal Realty OP LP (formerly Federal Realty Investment Trust)

Property: 10 Washington Street, Queen Anne Plaza (Parcel ID: 17-015)

Project: *Site Plan Review*: Proposal to construct an approximately 730sf control building addition in support of a proposed WWTF at Queen Anne Plaza. The WWTF has been permitted through MADEP's Groundwater Discharge Permit process.

Plan(s): Site Plan Filing, dated 9.18.26

Action: Planning Board Report and Recommendations to ZBA

V. OTHER BUSINESS

- Discussion of Application Fees (Fee Schedule)
- FY28 Budget Overview
- Hoop Pole Lane – Solar Array Inquiry
- Build-Out Analysis (Business C)

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.

VI. APPROVAL OF MINUTES*

* August 12, 2026

* August 26, 2026

VII. INVOICES*

- AICP Certification Assessment, Reimbursement

VIII. MAIL*

Hingham Board of Appeals

***September 15, 2025 (Filed)**

- Rockland Trust Company Variance (signage request)
- Four Sons LLC Variance (minimum lot area/frontage)

***October 20, 2026**

- Hingham Housing Authority Special Permit & Variance (replace signage)
30 Thaxter Street
- Commercial/Residential Special Permit (business use within Residential zone)
57 Water Street, Unit 2
- Special Permit – construction of deck and elevated walkway
225 Otis Street

***October 6, 2026**

Rockland Zoning Board of Appeals

Special Permit for bank drive-up window
157 Market Street

IX. MISC.

X. NEXT SCHEDULED MEETING*

*October 21, 2026

XI. ADJOURNMENT*

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