TOWN OF NORWELL – COUNTY OF PLYMOUTH
Planning Department
Norwell Town Offices
93 Longwater Circle
Norwell, Massachusetts 02061
Phone: (781) 659-8021
www.townofnorwell.net

Office of Planning Board

REVISED (11-2-26)

Planning Board Meeting Agenda
Wednesday, November 4, 2026, at 6:30 pm
Norwell Town Hall, Room 220

ZOOM OPTION

https://us02web.zoom.us/j/86042444546?pwd=V4CO4632Sw6J5vG1aPZCDNnda6q0P3.1
Mobile Phone / Zoom App: Meeting ID: 860 4244 4546 **Passcode:** 073160
Phone: 646-558-8656 **Enter Meeting ID:** 860 4244 4546

I. MEETING CALLED TO ORDER

II. MEETING AGENDA APPROVAL*

III. CITIZEN COMMENTARY (IF ANY)

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

Bates Lane (Prairie Farm Estates) – Subdivision Modification* **PUBLIC HEARING**

Applicant:	Brian Bates and Agatha Michelangelo Bates
Property:	24 Bates Lane (Map 33, Lot 16) – original Lot 3 36 Bates Lane (Map 33, Lot 6) – abutting parcel providing Parcel A Original Prairie Farm Estates lots: Lots 2, 4, and 5 (also on Bates Lane)
Project:	Modification of the Planning Board's March 25, 2002 Certificate of Action approving the Prairie Farm Estates definitive subdivision plan (recorded Plan Book 46, Page 74) to allow the division of Lot 3 into three lots, thereby creating two additional single-family lots.
Plan(s):	Plan of Land #24 Bates Lane, prepared by Grady Consulting, LLC, 8/4/26 August 4, 2026
Action:	Open public hearing; consider application for subdivision modification under MGL ch. 41, §81W

363 Cross street – Detached Accessory Dwelling Unit, Administrative Review*

Applicant:	E. Simons Construction LLC
Owner:	Mark and Kelly Brulport
Property:	363 Cross Street (Parcel ID: Map 9A, Lot 46-04) Principal Dwelling (Sf) – 2,128 / Detached ADU (Sf) - 480
Application:	Administrative Site Plan Review

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.

180 Circuit Street 'Approval Not Required' Plan Application (*Revision #2*)

Applicant: Riverside Development & Builders, LLC (Stephen Dunn)
Property: 180 Circuit Street (Parcel 67-002)
Item: Revised ANR Plan to reconfigure existing parcel (67-002) & satisfy stormwater regulations (created one additional residential lot).
Plan: ANR Plan dated 10.26.26, as prepared by Morse Engineering Co. Inc. (Jason Scott) for owner Riverside Development & Builders, LLC submitted 10.30.26 and to be presented to the Planning Board on 11.04.26.

V. OTHER BUSINESS

- ~~Discussion: Stormwater Review Process For Planning & Zoning Applications~~

VI. APPROVAL OF MINUTES*

- ~~September 30, 2026~~ October 7, 2026

VII. INVOICES*

- *Amazon Business – Invoice #1HVC-XQNW-4NHC ($556.85)
  Microsoft Surface Laptop

VIII. MAIL*

***November 10, 2026** – Hearing (Notice of Public Hearing)
Marshfield ZBA
--Special Permit/Variance/Site Plan for mixed-use "Epic Center" (autism recreation center)
36 Old Ocean Street
--Site Plan for vegetated buffer (Airport/Residential)
93 Old Colony Lane
--Special Permit for 16x14 addition + front entry extension
31 Dudley Lane

***October 29, 2026** – Approval (Notice of Decision)
Pembroke ZBA
Variance granted for corner lot setback – amphitheater at Veteran's Memorial Park
0 Curve Street

***November 16, 2026** – Hearing (Notice of Public Hearing)
Hingham Planning Board
--Site Plan Review – Derby Academy access, parking, play/athletic improvements
56 Burditt Avenue
--Site Plan Review – reconstruct single-family dwelling
14 Governor Long Road
--Site Plan Review – reconstruct single-family dwelling
119 Fort Hill Street

IX. MISC.

X. NEXT SCHEDULED MEETING*

*November 18, 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.