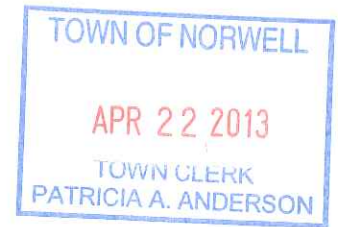


PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS



May 1, 2013

PUBLIC HEARINGS HELD IN GYM (MEETING ROOM 2)

7: 30 P.M. – Foxrock Longwater II Realty, LLC for a **Special Permit** under Norwell Bylaw Sections 1400, 1420, 2340 (Business District C), 2341(a) and (e), 4300 (Aquifer Protection District), 4351(a) and 4352 for professional office space in excess of 5,000 square feet, with ancillary research laboratory space at **141 Longwater Drive** in Business District C-2 and the Aquifer Protection District and shown on Assessors' Map 17B, Block 18 Lot 53 Registry of Deeds Book 38431, Page 82

7:40 P.M. - Thomas & Laurie Heaney for a **Special Permit** and Section 6 finding under Sections 1400, 1420, 1640, 1642 and 2421 (Lot Area) of the Norwell Zoning Bylaws. Lot is non-conforming with 22,052 sq. ft. where 43,560 is required. Applicant wishes to add a two story addition with a farmers porch and a new two car garage with a master bedroom and bath above, for a total of three bedrooms. Existing family room will be enlarged. The proposed changes meet the required setbacks. Property is located at **33 Ridge Hill Road** and shown on Assessor's Map 11B, Block 30, Lot 10, Registry of Deeds Book 18872, Page 29 in Residential District B. House built in 1962.

7:45 P.M. – Taylor Realty Trust, Philip L. Johnson, Trustee for an appeal of denial of a building permit and a finding under Zoning Bylaw Sections 1323(a) that the Property described below is in compliance with Zoning Bylaw Article II, Section 2318, Subsection III (a) *Building Permit Common Driveway: Up to 100 Feet in Length*. Property is located on **Pleasant Street** and shown on Assessor's Map 23B, Block 65, Lots 105 and 106, Registry of Deeds Book 39378, page 160 in Residential District A.

7:50 P.M. – Scott & Lisa McMullen - for a **Special Permit** and Section 6 finding under Sections 1400, 1420, 1640, 1642 and 2421 (Lot area) of the Norwell Zoning Bylaws . The lot does not conform to minimum lot size requirement of 43,560 sq. ft. with only 8000 sq. ft. Applicant wishes to extend existing dormer in rear of house by 3 feet on each side to be flush with existing framework. All materials to match existing framework. Property is located at **48 Gerard Road** and shown on Assessor's Map 6C as Block 21 Lot 77, Registry of Deeds Book 34329, Page 67 in Residential District B. House built in 1953.