

PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS
March 3, 2021

NOTICE OF REMOTE PARTICIPATION MEETING
with limited “hybrid participation” option at**
Norwell Town Hall, 345 Main Street, in the Osborn Room

In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, the Zoning Board of Appeals shall be meeting remotely until further notice. Please see instructions for joining below:

INSTRUCTIONS TO JOIN ZOOM MEETING

COMPUTER ACCESS:

<https://us02web.zoom.us/j/89573367770?pwd=WG5lSXNvaEUybHlySTdaNVBkVVhKQT09>

PHONE ACCESS: [Dial 1 \(929\) 205 6099](tel:9292056099); Then enter meeting code: [895 7336 7770](tel:89573367770); Password: [052389](tel:052389)

IMPORTANT NOTE: (1) For **VIDEO** participation, your computer must be equipped with a **MICROPHONE** and a **CAMERA**. (2) For **AUDIO** participation only, your computer equipped with a microphone is sufficient—or **phone** participation must be used for access.

****Limited “hybrid participation” option: Members of the public must make an appointment a minimum of 48-hours in advance with the Board’s administrative assistant at 781.659.8077 to attend at Town Hall. NOTE: Any comments or evidence must be submitted electronically to the Building/Zoning Office no later than the Thursday prior to the meeting.**

7:30 P.M. – Continued- 182 Lincoln Street -For a Section 6 Finding and Special Permit under §§ 201-3.3 and 201-8.1 D(4) (Uses Requiring a Special Permit from the Board of Appeals) of the Norwell Zoning Bylaw. The applicants seek approval for the use of existing space within the dwelling as an accessory dwelling unit (in-law living unit). Property is located at **182 Lincoln Street** in Residential District A as shown on Assessor’s Map 14A, Block 44, Lot 47 and Land Court Certificate # 129089. The house was built in 1998 and the lot consists of 1.6 acres

7:35 P.M. - 44 Gerard Road - For a Section 6 Finding and Special Permit under Norwell Zoning Bylaw § 201-4.4B(1)(c) (Nonconformance) to construct a 1,308 sq.ft. 2-story L-shaped addition to the right and rear of the existing dwelling, located on a .36-acre lot where one acre is required. The dwelling is located at **44 Gerard Road** in Residential District B, as shown on Assessor’s Map 6C, Block 21, Lot 75 and recorded at the Plymouth County Registry of Deeds in Book 53650, Page 86, and was constructed in 1953.

7:40 P.M. Continued - 136 Longwater Drive - For **Site Plan Review** and modification under Norwell Zoning Bylaw § 201-3.4 and Special Permits under § 201-8.4A (Business District C), Aquifer Protection District § 20-19.6, and Watershed and Wetlands Protection District § 201-18.5. The proposed project will convert the existing warehouse space to offices and include construction of a 14,512 sq. ft. three-story addition with associated paved parking and landscape areas. The existing building was constructed in 1986 and is located at **136 Longwater Drive** in Business District C-2, as shown on Assessor's Map 17, Block 18, Lot 28 and recorded at the Plymouth County Registry of Deeds in Book 48233, Page 46. The lot consists of 7.45+/- acres with 5.8+/- acres of upland and 1.6+/- acres of wetlands.

7:45 P.M. – 144/148 Washington Street - For **Site Plan Review** under § 201-3.4 of the Norwell Zoning Bylaw. Property is located at **144 and 148 Washington Street** in Business District B-3, Residential District B, and Aquifer Protection District, as shown on Assessor's Map 11B, Block 19, Lots 18 and 19 and recorded at the Plymouth County Registry of Deeds in Book 50335, Page 132. The Applicant proposes to demolish the three existing buildings and construct an 8,435 sq. ft. building to be used as a school and child-care facility. The two lots consist of 1.18 and 0.3 acres respectively for a total of 1.48 acres. The buildings were constructed in 1860 and 1929.

7:50 P.M. – Lot 84 Winter Street - For a **Variance** under § 201-3.3 B 1-3 of the Norwell Zoning Bylaw regarding § 201-9.3.B for lot width of 82.45 ft. where 150 ft. width at the setback line of fifty (50) ft. is required; and § 201-9.5.A(1), (2) and (3) (Lot shape) of the Norwell Zoning Bylaw. The property is located on **Lot 84 Winter Street**, consists of 2.92 acres and is located in Residential District A as shown on Assessor's Map 9D, Block 50, Lot 84, and is recorded at the Plymouth County Registry of Deeds in Book 24487, Page 317.