

**PUBLIC HEARING AGENDA  
OF THE  
NORWELL ZONING BOARD OF APPEALS**

**Location: 345 Main Street – Osborn Room and Zoom and Broadcast**

**March 9, 2022**

**NOTE: Attend live in-person *or* telecast on Comcast 9/Verizon 40 *or* Zoom**

**ZOOM OPTION for ZBA Business Meeting (7:00 P.M.) and Public Hearings (7:30 P.M.):**

**Computer access:** Click link <https://us02web.zoom.us/j/5905442324>

**Mobile Phone App:** Enter Meeting ID: **590 544 2324**; click “Join Meeting”

**Phone access:** Dial +1 929 205 6099; enter Meeting ID: **590 544 2324**; then #

**7:30 P.M. – 31 Gerard Road** - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-3.3, 201-4.4 B(1)(c) (Nonconformance), and 201-9.2 (Lot area) of the Norwell Zoning Bylaw to add a 290 sq foot two-story addition to the left rear side of the existing single-family dwelling, increasing the size of the first and second floor bedrooms and creating an office space, playroom and an additional bathroom on the second floor. The dwelling is situated on a .18-acre lot, where one acre is required. The property is located at **31 Gerard Road** in Residential District B as shown on Assessor’s Map 6C, Block 21 Lot 30, and recorded at the Plymouth County Registry of Deeds Land Certificate # 132116. The dwelling was constructed in 1952.

**7:35 P.M. – 111, 113 & 119 Washington Street** - For a Site Plan Review and Special Permit under Norwell Zoning Bylaw §§ 201-3.4A and § 201-8.3 D4 to construct a 3500 sq foot addition to the existing building with a drive-up window for pharmacy use and for a Special Permit under § 201-12.3 for parking reduction from the required 67 spaces to 66 spaces. Property is located at **111, 113, and 119 Washington Street** in Business District B and Aquifer Protection District as shown on Assessor’s Map 11B, Block 20, Lots 11, 12 & 13 and recorded at the Plymouth County Registry of Deeds in Book 33854, Page 83 and Book 18316, Page 80. The lots consist of 2.29 acres.

**7:40 P. M. – 25 Beers Ave** - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-3.2A, 201-3.3B and 201-4.4 B(1)(c) (Nonconformance), and a **Variance** under 201-3.2B, 201-9.4B(1) of the Norwell Zoning Bylaw to add a first floor office, laundry room and half bath and to renovate the second floor and add a bathroom to the single-family dwelling, situated on a .28-acre lot, where one acre is required. The applicant is also seeking relief from the 20 ft setback, proposing a 15.8 ft setback. The property is located at **25 Beers Ave** in Residential District B as shown on Assessor’s Map 12D, Block 25 Lot 30, and recorded at the Plymouth County Registry of Deeds in Book 44984, Page 0183. The dwelling was constructed in 1960.

**PUBLIC HEARING AGENDA  
OF THE  
NORWELL ZONING BOARD OF APPEALS**

**Location: 345 Main Street – Osborn Room and Zoom and Broadcast**

**March 9, 2022**

**7:45 P. M. - Continued - Lot 84 Winter Street** - For a **Variance** under § 201-3.2 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.