

PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS

April 7, 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/83000951375?pwd=TjVweFNRK0Z3MUd4ZUs4SEY0cE15dz09>

PHONE ACCESS: **Dial 1 (929) 205 6099**; Then enter meeting code: **830 0095 1375**; Password: **725061**

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 - 6 Neal Gate Street - For a **Section 6 Finding** 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 second floor within the existing footprint that will increase the roofline of the single-family dwelling, situated on a .52-acre lot, where one acre is required. The property is located at **6 Neal Gate Street** in Residential District A as shown on Assessor’s Map 16B, Block 62 Lot 04, and recorded at the Plymouth County Registry of Deeds in Book 19116, Page 145. The dwelling was constructed in 1954.

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.

7:41 P.M. – Continued - 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