

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

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

June 15, 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. – 48 Prospect St - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-3.2A, 201-3.3, 201-4.4 B(1)(c) (Nonconformance), and 201-9.2 (Lot area) of the Norwell Zoning Bylaw to add an approximate 1100 sq foot two-story addition to the right side of the existing single-family dwelling, increasing the size of the kitchen, adding a living room, pantry and a second-floor primary bedroom. The dwelling is situated on a .49-acre lot, where one acre is required. The property is located at **48 Prospect Street** in Residential District A as shown on Assessor’s Map 13C, Block 37 Lot 8, and recorded at the Plymouth County Registry of Deeds Book 42794, Page 0034. The dwelling was constructed in 1948.

7:35 P.M. – 341 Washington Street - For **Site Plan Review** under § 201-3.4 and Special Permits under §§ 201-3.3, 201-4.4A of the Norwell Zoning Bylaw. Applicant proposes to raze the existing non-conforming structures and to construct an approximate 3,920 sq. ft. 1-story building with supporting infrastructure for a professional service use at **341 Washington Street** in Business District B, and The Aquifer Protection District, as shown on Assessor’s Map 12C, Block 24, Lot 021 and recorded at the Plymouth County Registry of Deeds in Book 12291, Page 35. The lot consists of .57 acres.

7:45 P.M. – 136 Longwater Drive - For **Site Plan Review** under § 201-3.4 and **Special Permit** under § 201-3.3, § 201-19.6 and § 201-19.7(Aquifer Protection District) and § 201-18.5 (Watershed and Wetlands Protection District) of the Norwell Zoning Bylaw. Applicant proposes to expand an existing commercial parking area, drainage, utilities and landscaping 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.