

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

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

August 18, 2021

NOTE: Attend live in-person *or* telecast on Comcast 22/Verizon 39 *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. – 50 Dana Road - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-3.2A and 201-3.3B, 201-4.4 B(1)(c) (Nonconformance), of the Norwell Zoning Bylaw to construct a 24’6” by 16’ one-story addition to the northerly side of the existing dwelling, located at **50 Dana Road** in Residential District B, as shown on Assessor’s Map 5D, Block 21, Lot 172 and recorded at the Plymouth County Registry of Deeds in Book 38489, Page 154. The lot consists of 0.28-acres where one acre is required. The dwelling was built in 1953.

7:35 PM -- 70 Kings Landing - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under §§ 201-3.2A and 201-3.3B, 201-4.4 B (Nonconformance), 201-9.3 (Lot frontage and width), 201-9.4 (Required Yards), 201-9.5 (Lot shape) of the Norwell Zoning Bylaw to construct: (1) a 26.5’ x 23.9’ proposed 1-story addition to the dwelling and (2) a 13’ x 22’ deck extension to the single-family dwelling, located at **70 Kings Landing** in Residential District A as shown on Assessor’s Map 22A, Block 61 Lot 38, and recorded at the Plymouth County Registry of Deeds in Book 12985, Page 42. The setback of the existing dwelling is 35.1’, while the setback of the proposed addition is 35.7’ from the street but meets the required sideline setback of 10’ and the required rear yard setback of 20’. The proposed addition to the existing deck also meets the 20’ rear and 10’ sideline setback requirements. The dwelling was constructed in 1930

7:45 PM -- 10 Bay Path Lane - 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 master suite to the single-family dwelling, situated on a .52-acre lot, where one acre is required. The applicant is also seeking relief from the 20 ft setback, proposing a 10 ft setback. The property is located at **10 Bay Path Lane** in Residential District A as shown on Assessor’s Map 5D, Block 12 Lot 30, and recorded at the Plymouth County Registry of Deeds in Book 12405, Page 135. The dwelling was constructed in 1966.

7:50 PM – 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 19, Lots 18 and 19 and recorded at the Plymouth County Registry of Deeds at BK 50335 PG 132. The Applicant proposes (1) to demolish the two existing dwellings built in 1860 and 1929 and (2) construct a 16,870 sq. ft. two-story building to be used as a school and child-care facility. The lot consists of 1.09+/- acres.