

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

January 20, 2021

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TOWN OF NORWELL
TOWN CLERK

**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/81309895060?pwd=SDZ1RIE3MXFra3M0TTBERGc2cXlkdz09>

PHONE ACCESS: Dial 1 (929) 205 6099; Then enter meeting code: **813 0989 5060; Password: 230905**

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. – 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. – 141 High Street - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under §§ 201-3.3 and § 201-4.4B(1)(c) of the Norwell Zoning Bylaw to construct a proposed 2-bedroom addition and covered porch on an existing single-family dwelling. The dwelling is located on a .88-acre lot, where one acre is required under § 201-2.A. with a front-line setback of 2.6' from the street, where 35' is required under § 201-9.4.A.(1); and lot width of 108.5' at the setback line under § 201-9.3, where 150' is required. The property is located at **141 High Street** in Residential District B and partially in the Aquifer Protection District, as shown on Assessor's Map 11D, Block 17, Lot 47 and Land Court Certificate #113558. The dwelling was constructed in 1700.

7:40 P.M. –Continued- 44 Gerard Road - For a **Section 6 Finding** and **Special Permit** under Norwell Zoning Bylaw § 201-4.4B(1)(c) (Nonconformance) to add a second floor and construct a 15'10" x 27' addition to the existing dwelling. The dwelling is located on a .36-acre lot, where one acre is required. The property 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. The dwelling was constructed in 1953.

7:45 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.

7:50 P.M. – Continued - 20 Wanton Shipyard - Continued **Appeal** of the Decision of the Building Inspector/Zoning Enforcement Officer under Sections 201-2.3H, 201-3.2C (1) and 201-8.1A(1) of the Norwell Zoning Bylaw. The Building Inspector denied a building permit for construction of an addition to an appurtenant structure, based upon a determination that it meets the definition of a dwelling unit on the property where only one residential unit is allowed under the NZBL. Property is located at **20 Wanton Shipyard** in Residential District A as shown on Assessor's Map 25A, Block 71, Lot 39 and filed with the Plymouth County Registry of Deeds in Book 638, Page 107. The lot consists of 1.46 acres. The existing residential structure was built in 1976.

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