

TOWN OF NORWELL
TOWN CLERK

2020 DEC 29 AM 11:52

RECEIVED

PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS

January 6, 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/81071582893>

PHONE ACCESS: [Dial 1 \(929\) 205 6099](tel:9292056099); Then enter meeting code: **81071582893**; Password: **885853**

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.**

7:25 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.

7:30 P.M. – 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.

7:40 P.M. – 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.

TOWN OF NORWELL
TOWN CLERK
2020 DEC 29 1 AM 11:52
RECEIVED