

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

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

Wednesday, October 25, 2023

NOTE: Attend live in-person *or* telecast on Comcast 1072/Verizon 39 *or* Zoom

ZOOM OPTION for ZBA Business Meeting (7:00 P.M.) and Public Hearings (7:15 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 #

7:15 P.M – (Continued) - 861 Main Street - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-4.5A and B (Isolated Lots), 201-9.1B (Lot change), 201-9.3 (Lot frontage and width), and 201-9.5 (Lot shape) of the Norwell Zoning Bylaw to sub-divide from a total of 85,603 sq. ft. or 1.97 acres of the existing lot, in order to create a separate parcel consisting of 40,748 sq. ft., that will leave the existing dwelling on 1.03 acres with 55.35’ of frontage.

The dwelling is located at **861 Main Street** in Residential District A, as shown on Assessor’s Map 15D, Block 51, Lot 22 and recorded at the Plymouth County Registry of Deeds Book 53207, Page 180. The dwelling was built in 1948.

7:30 P.M – 164 Washington Street - For a **Special Permit** under Sections § 201-3.3 and § 201-8.3.D(7), Body Art Establishments, of the Norwell Zoning Bylaw. Applicant seeks approval for operation of a Permanent Make-Up Establishment. Property is located at **164 Washington Street**, Norwell, MA in Business District B as shown on Assessor’s Map 11B, Block 19, Lot 26, and recorded at the Plymouth County Registry of Deeds in Book 47698 Page 10. The lot consists of .52 acres. The building was constructed in 1800.

7:35 P.M. – (Continued) - 48 Jacobs Lane - For a **Site Plan Review** under Norwell Zoning Bylaw §§ 201-3.4A to construct a 5520 square foot building to be used for indoor classrooms, a proposed septic system, site grading, site landscaping and associated utilities and appurtenances, and for a Special Permit under § 201-12.3, § 201-12.6 § 201-12.7C and § 201-12.7 H4 for parking (number of spaces, surface and curbs). Property is located at **48 Jacob’s Lane** in Residential District A and Aquifer Protection District as shown on Assessor’s Map 13C, Block 29, Lot 8, Lot 9, Lot 10, Lot 30 and Lot 33 and recorded at the Plymouth County Registry of Deeds in Books/Pages 3377/0773, 9037/0298, 4748/0326 and 3265/0585. The lots consist of 9.6 acres.