

PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS

TOWN OF NORWELL
TOWN CLERK

2020 OCT 27 PM 2:09

November 4, 2020

RECEIVED

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/83849255680?pwd=V1doNnk5U0ptRG1Sanc0dTFxZ1RFOT09>

PHONE ACCESS: Dial 1 (929) 205 6099; Then enter meeting code: **838 4925 5680; Password: **614606****

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.

6:30 P.M. – (continued) 110 Tiffany Road-WITHDRAWN PER APPLICANT REQUEST

For a **Variance** under Section 201-3.2B and 201-4.4B(1)(d) and a **Section 6 Finding** under M.G.L. c. 40A, sec. 6, and **Special Permit** under § 201-4.4 B(1)(c) of the Norwell Zoning Bylaw to construct an addition to include a 49' x 29' three-car garage with second-floor room for storage. The dwelling is located on a .80-acre lot, where one acre is required at **110 Tiffany Rd.** in Residential District A, as shown on Assessor's Map 26D, Block 74, Lot 19 and recorded at the Plymouth County Registry of Deeds in Book 51724, Page 68. The dwelling was constructed in 1965.

6:31 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.

6:45 P.M. –(continued) 100 Tiffany Road: The owner seeks a **Variance** from Section 201-8.1 D(4) of the Norwell Zoning Bylaw; which requires in-law units to be within the main dwelling, and to obtain a **Special Permit** to convert the existing detached accessory building into an in-law apartment. Property is located at **100 Tiffany Road** in Residential District A as shown on

Assessor's Map 26D, Block 74, Lot 21 and filed with the Plymouth County Registry of Deeds in Book 48651, Page 24. The lot consists of 4.6 acres. The main dwelling was constructed in 1967.

7:00 P.M. Business Meeting

7:30 P.M – 7 Shady Lane- For a **Section 6 Finding, Special Permit and a Variance.** The owner seeks relief from Sections § 201-4.4B(1)(c) and seeks a variance from 201-9.4 A(1) of the Norwell Zoning By-laws to construct a 16' x 20' addition. The dwelling is located on a .28-acre lot, where one acre is required and the front setback is 34'7" where 35' is required. The property is located at **7 Shady Lane** in Residential District B, as shown on Assessor's Map 12A, Block 21, Lot 48 and recorded at the Plymouth County Registry of Deeds, Land Court Certificate # 121721. The dwelling was constructed in 1954.

7:40 P.M – 51 Ridge Hill Road- For a **Section 6 Finding, Special Permit and Variance.** The owner seeks relief from Section § 201-9.4B(1) of the Norwell Zoning By-laws to construct a 40' x 30' basketball court, and seeks a variance from the 20' setback requirement. The dwelling is located on a .57-acre lot, where one acre is required and side setback is 7' where 20' is required. The property is located at **51 Ridge Hill Road** in Residential District B, as shown on Assessor's Map 11D, Block 30, Lot 16 and recorded at the Plymouth County Registry of Deeds Book 46261, Page 247. The dwelling was constructed in 1961.

7:45 P.M – 111,113 & 119 Washington Street - For a **Site Plan Modification and Special Permit.** The applicant seeks relief from Section § 201-8.3 D4 of the Norwell Zoning By-laws to construct a proposed drive-up window for pharmacy use. Property is located at **111, 113, and 119 Washington Street** in Business District B and Aquifer Protection District as shown on Assessor's Map 11B, Block 20, Lots 11, 12 & 13 and recorded at the Plymouth County Registry of Deeds in Book 33854, Page 83 and Book 18316, Page 80. The lots consist of 2.29 acres.

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