

PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS
December 6, 2017

7:30 P.M. – 328 Summer Street (Baum) – for a Special Permit and Section 6 Finding under Sections 2441 (Front Yard) and 2421 (Lot Area) of the Norwell Zoning By-laws. The Applicants are seeking approval to add shed dormers to the existing structure, which is on a pre-existing non-conforming lot. The existing structure does not meet the required front yard setback of 50' and the lot does not meet the minimum lot size of 1 acre. Property is located at **328 Summer Street** in Residential District A as shown on Assessor's Maps 3A & 3B, Block 10, Lot 3 and filed with the Plymouth County Registry District of the Land Court as Document 410703 and shown on Certificate No. 91451. The house was built in 1880 and the lot consists of .87 acres.

7:40 P.M. – 75 Wildcat Lane (Pollack) – for a Special Permit and Section 6 Finding under Section 2311 (b) (Permitted Residential Uses) of the Norwell Zoning By-laws. The Applicant seeks approval to create a second dwelling unit in a home that did not exist before April 10, 1952 and does not have the required lot area. Property is located at **75 Wildcat Lane** in Residential District A as shown on Assessor's Map 24B, Block 68, Lot 43 and recorded with the Plymouth County Registry of Deeds in Book 19218, Page 244. The lot consists of 1 acre. The house was built in 1970.

7:50 P.M. – 10 Washington Street (Federal Realty Investment Trust) – for a Variance under Section 4400 (Accessory Uses) and Section 4500 (Trailers) of the Norwell Zoning By-laws. The Applicant is seeking to lease space for up to 10 8'x40' modular Freight Farm structures. Property is located at **10 Washington Street** in Business District C-1 as shown on Assessor's Maps 5D & 11B, Block 17, Lot 15 and recorded at the Plymouth County Registry of Deeds in Book 13338, Page 48. The lot consists of 17.27 acres.