

TOWN OF NORWELL
2020 DEC -3 AM 11:06
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PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS

December 9, 2020

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/84438883912?pwd=bWNEb1Ixcj9ibk8xamZsTjluRjA4dz09>

PHONE ACCESS: Dial 1 (929) 205 6099; Then enter meeting code: 844 3888 3912; 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.**

7:25 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 PM-. 302 Summer Street - For a Variance under § 201-3.3 B 1-3 of the Norwell Zoning Bylaw regarding § 201-9.3.B and § 201-9.3.C (Lot width), and § 201-9.5.A.(1), (2) and (3) (Lot shape) of the Norwell Zoning Bylaw. The Building Inspector denied a permit as the lot does not meet the minimum lot width of 150 feet at the required setback and does not conform to lot shape as outlined in the Norwell Zoning Bylaw. The property consists of 12.76 acres of land in Norwell and Scituate with the Norwell portion consisting of 4.04 acres, and is located in Residential District A as shown on Assessor's Map 3B, Block 10, Lot 4, and recorded at the Plymouth County Registry of Deeds in Book 13852, Page 276.

7:45 P.M – Continued - 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.

TOWN OF NORWELL
TOWN CLERK

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