

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

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

December 8, 2021

NOTE: Attend live in-person *or* telecast on Comcast 9/Verizon 40 *or* Zoom

ZOOM OPTION for ZBA Business Meeting (7:00 P.M.) and Public Hearings (7:30 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 #

7:30 P.M. – *Continued* - Lot 84 Winter Street - For a **Variance** under § 201-3.2 B 1-3 of the Norwell Zoning Bylaw regarding § 201-9.3.B for lot width of 82.45 ft. where 150 ft. width at the setback line of fifty (50) ft. is required; and § 201-9.5.A(1), (2) and (3) (Lot shape) of the Norwell Zoning Bylaw. The property is located on **Lot 84 Winter Street**, consists of 2.92 acres and is located in Residential District A as shown on Assessor’s Map 9D, Block 50, Lot 84, and is recorded at the Plymouth County Registry of Deeds in Book 24487, Page 317.

7:35 P.M. – *Continued* - 42 Central Street - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-3.2A, to raze and rebuild the existing dwelling, located on 1.22 acres when merged for purposes of zoning. The applicant seeks relief under the Norwell Zoning Bylaw from 201-9.3(A) for frontage of 47.48 ft where 80 ft is required; 201-9.4(A)(1) for existing front setbacks of 5.4 ft and 29 ft where 50 ft is required; and 201-9.4(B)(1) for northwesterly side-setback of 18ft where 20 ft is required. The existing dwelling, constructed in 1800, is located at **42 Central Street**, as shown on Assessor’s Map 15C, Block 47, Lot 06, and will be combined with the land as shown on Assessor’s Map 15C, Block 47, Lot 07, in Residential District A and recorded at the Plymouth County Registry of Deeds in Book 55140 Page 208.

7:45 P.M. – *Continued* - 144-148 Washington Street - For **Site Plan Review** under § 201-3.4 of the Norwell Zoning Bylaw. Property is located at **144 and 148 Washington Street** in Business District B-3, Residential District B, and Aquifer Protection District, as shown on Assessor’s Map 19, Lots 18 and 19 and recorded at the Plymouth County Registry of Deeds at BK 50335 PG 132. The Applicant proposes (1) to demolish the two existing dwellings built in 1860 and 1929 and (2) construct a 16,870 sq. ft. two-story building to be used as a school and child-care facility. The lot consists of 1.09+/- acres.