

TOWN OF NORWELL
TOWN CLERK
2023 DEC -7 PM 12:42

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

**Location: 64 South Street – Norwell Public Library Meeting Room
and Broadcast**

Wednesday, December 13, 2023

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

ZBA Business Meeting (7:00 P.M.) and Public Hearings (7:15 P.M.):

7:15 P.M –75 Ridge Hill Road - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-3.2A, 201-4.4 B(1)(c) (Nonconformance), 201-9.2 (Lot area) of the Norwell Zoning Bylaw to add a 12.9' X 7.9' deck with stairs measuring 6.3' x 5' to the rear of the existing dwelling, with an existing rear setback of 112' and proposed 109', and existing and proposed side setbacks of 51' on the left and 61' on the right, and to replace the front 4' x 6' concrete landing with a 4' x 6' wood deck, with existing and proposed setbacks of 31.7', located at **75 Ridge Hill Road** in Residential District B, as shown on Assessor's Map 12C, Block 30, Lot 22 and recorded at the Plymouth County Registry of Deeds Book 57901, Page 298. The lot consists of 0.50-acres where one acre is required. The dwelling was built in 1961.

7:20 P.M –24 John Adams Drive - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-3.3, 201-4.4 B(1)(c) (Nonconformance), 201-9.2 (Lot area), and a **Variance** under Sections 201-3.2B and 201-9.4(Front yard setbacks) of the Norwell Zoning Bylaw to add an 18' x 4' porch to the front of the existing dwelling, with a proposed front setback 32'9". The current front porch setback is 33'. The dwelling is located at **24 John Adams Drive** in Residential District B as shown on Assessor's Map 18A, Block 32 Lot 24, Land Court Certificate # 118604. The lot consists of 0.51-acres where one acre is required. The dwelling was built in 1967.

7:30 P.M – 78 Brantwood Road - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-3.2A, 201-3.3B, 201-4.4 B(1)(c) (Nonconformance), 201-9.2 (Lot area), and a **Variance** under Sections 201-3.2B and 201-9.4A/B(Front/Side yard setbacks) of the Norwell Zoning Bylaw to construct a 2-floor addition to the southwesterly side of the existing dwelling consisting of a first floor 15.2' by 16.2' family room and a second floor bedroom above, with a 24' side setback that is consistent with the existing dwelling, and to add a 23' by 26' garage with a 6.7' by 19.5' mudroom, with a second floor recreation room, to the southwest of the dwelling, with an existing front/side setback of 40' and a proposed side setback of 10.3' where 35'/20' is allowed, and a front yard setback of 24.9' that is consistent with the existing dwelling setback. The dwelling is located at **78 Brantwood Road** in Residential District B as shown on Assessor's Map 12D, Block 25 Lot 40, and recorded at the Plymouth County Registry of Deeds Book 50650, Page 173. The lot consists of .21-acres where one acre is required. The dwelling was built in 1958.