

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

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

Wednesday, December 21, 2022

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. – 15 Bay Path Lane - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permits** under Sections 201-3.2A, 201-3.3, 201-4.4 B(1)(c) (Nonconformance), and 201-9.2 (Lot area) and 201-19.7.O (Aquifer Protection District) of the Norwell Zoning Bylaw to add an approximate 1,456 sq foot two-story addition to the left side of the existing single-family dwelling, including a two-car garage with a 728 sq foot second-floor bedroom. The dwelling is situated on a .50-acre lot, where one acre is required. The property is located at **15 Bay Path Lane** in Residential District B as shown on Assessor’s Map 5D, Block 12 Lot 41, and recorded at the Plymouth County Registry of Deeds Book 57357, Page 108. The dwelling was constructed in 1980

7:40 P.M. – 4 Tiffany Road - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-3.2A, 201-3.3, 201-4.4 B(1)(c) (Nonconformance), and 201-9.2 (Lot area) of the Norwell Zoning Bylaw to raze and reconstruct a pre-existing nonconforming single-family dwelling on a .6-acre lot, where one acre is required. The property is located at **4 Tiffany Road** in Residential District A as shown on Assessor’s Map 28B, Block 75 Lot 48, and recorded at the Plymouth County Registry of Deeds Book 56520, Page 75. The dwelling was constructed in 1850.