

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

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

January 12, 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. –23 Trout Brook Lane- For a **Section 6 Finding** and **Special Permit** under §§ 201-3.3 and 201-8.1 D(4) (Uses Requiring a Special Permit from the Board of Appeals) of the Norwell Zoning Bylaw. The Applicant seeks approval to convert existing space in the dwelling into an in-law living unit that requires converting the first floor bedroom and bathroom into a kitchen, living area and half bath and converting a second floor office into a bedroom with a full bath. Property is located at **23 Trout Brook Lane** in Residential District A as shown on Assessor’s Map 14B, Block 44, Lot 34 and recorded at the Plymouth County Registry of Deeds in Book 49423, Page 259. The house was built in 1965 and the lot consists of 1.03 acres.

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.