

PUBLIC HEARING AGENDA

OF THE

NORWELL ZONING BOARD OF APPEALS

March 1, 2017

TOWN OF NORWELL
TOWN CLERK

2017 FEB 27 PM 4:03

RECEIVED

7:30 P.M. – Carlo J. Agostino – for a Site Plan approval under Section 1500 of the Norwell Zoning Bylaw, a Special Permit under Section 2421 (Lot Size) of the Norwell Zoning Bylaw and Section 6 Finding under G.L. 40A, Sec. 6 to demolish an existing building and build a 4,992 sq. ft. two story retail building for sales on a lot size of 21,896 sq. ft. where one acre is required. Property is located at 370 Washington Street, Norwell, MA in Business District B-1 as shown on Assessor's Map 12D, Block 34, Lot 2 and recorded at the Plymouth County Registry of Deeds in Book 34885, Page 16. The lot consists of .5 acres.

7:40 P.M. – Edward J. & Judy A. LeNormand – for a Special Permit and Section 6 Finding under Sections 1400, 1420, 1640, 1642 and 2421 (Lot Area) of the Norwell Zoning By-laws. The Applicant seeks to increase the height of the building to improve headroom on existing second floor. Finished building height to be approximately 26 ft. above grade. The lot does not conform to the minimum lot size requirement of 43,560 sq. ft. with only 4,864 sq. ft. Property is located at 81 King's Landing in Residential District A as shown on Assessor's Map 22A, Block 61, Lot 42 and recorded at the Plymouth County Registry of Deeds in Book 47614, Page 107. The house was built in 1930.

7:45 P.M. – 23-33 Winter Street LLC – for a Special Permit to alter or extend a nonconforming structure under Sections 1321, 1400 & 1642 of the Norwell Zoning By-laws. The Applicant seeks relief from zoning requirements for an existing, nonconforming structure. Property is located at 23R Winter Street in Residential District A as shown on Assessor's Map 15D, Block 48, Lot 35 and recorded at the Plymouth County Registry of Deeds in Book 46387, Page 292. The house was built in 1992 and contains 3.99 acres.