

**PUBLIC HEARING AGENDA
And CONTINUED PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS
January 31, 2017**

RECEIVED
2018 JAN 26 AM 9:02
TOWN OF NORWELL
TOWN CLERK

7:25 P.M. – Continued-317 Prospect Street (Minihane) – for a Special Permit and Section 6 Finding under Sections 2441 (Front Yard) and 2421 (Lot Area) of the Norwell Zoning By-laws. The Applicants are seeking approval to extend the second floor over the existing single story breezeway and garage to add one bedroom and a full bath. The house is on a pre-existing, non-conforming lot. The existing structure does not meet the required front yard setback of 50' and the lot does not meet the minimum lot size of 1 acre. Property is located at **317 Prospect Street** in Residential District A as shown on Assessor's Map 6D, Block 23, Lot 18 and filed with the Plymouth County Registry of Deeds in Book 44381, Page 2. The house was built in 1956 and the lot consists of .51 acres.

7:30 P.M. – 65 Washington Park Drive (DiTomaso) – for a Special Permit and Section 6 finding under Sections 1642(c) and 2421 (Lot Area) of the Norwell Zoning Bylaws. The lot does not conform to the minimum lot size requirement of 43,560 sq. ft. with only 16,000 sq. ft. Applicant wishes to add a second story addition to the existing dwelling. Property is located at **65 Washington Park Drive** in Residential District B and shown on Assessor's Map 18A, Block 32, Lot 63 and recorded with the Plymouth County Registry of Deeds in Book 48877, Page 167. The house was built in 1952.

7:40 P.M. – 189 Tiffany Road (Guild) - for a Special Permit finding under Section 2316(d) (Uses Requiring a Special Permit from the Board of Appeals) of the Norwell Zoning By-laws. The Applicant seeks approval to keep the existing dwelling unit. The property consists of 1.18 acres. Property is located at **189 Tiffany Road** in Residential District A as shown on Assessor's Map 26A, Block 75, Lot 5 and recorded at the Plymouth County Registry of Deeds in Book 3053, Page 233. The house was built in 1965.