

**PUBLIC HEARING AGENDA
AND
CONTINUED PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS
June 6, 2018
REVISED**

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2018 MAY 14 AM 9:41
TOWN OF NORWELL
TOWN CLERK

7:25 P.M.- Marshall (Continued)- For a **Special Permit and Section 6 Finding** under Section 2441 (Front Yard) of the Norwell Zoning By-Laws. The Applicant is seeking approval to construct an addition to the rear of the existing dwelling. The house is on a pre-existing, non-conforming lot. The existing structure does not meet the required front setback of 50'. Property is located at **195 Summer Street** in Residential District A as shown on Assessor's Map 3D, Block 8, Lot 9 and recorded with the Plymouth County Registry of Deeds in Book 47289, Page 162. The house was built in 1900 and the lot consists of 1.42 acres.

7:30 P.M. – Fortier- For a **Special Permit and Section 6 Finding** under Sections **2441 (Front Yard)** & 2442 (Side & Rear Yards) of the Norwell Zoning By-Laws. The Applicant is seeking approval to construct a bedroom addition to the side and rear of the existing dwelling. The house is on a pre-existing, non-conforming lot. **The existing structure does not meet the required front yard setback of 50'** or the side and rear yard setbacks of 20'. Property is located at **10 Mount Hope Street** in Residential District A as shown on Assessor's Map 2B, Block 5, Lot 9 and recorded with the Plymouth County Registry of Deeds in Book 43603, Page 350. The house was built in 1880 and the lot consists of 1.6 acres.

7:40 P.M. – Trainor- For a **Special Permit and Section 6 Finding** under Sections 2421 (Lot Area) and 2441 (Front Yard) of the Norwell Zoning By-Laws. The Applicant is seeking approval to construct a second story addition. The house is on a pre-existing, non-conforming lot. The lot does not conform to the minimum lot size requirement of 1 acre with only .71 acres and the existing structure does not meet the required front yard setback of 50'. Property is located at **11 Old Oaken Bucket Road** in Residential District A as shown on Assessor's Map 8D, Block 43, Lot 27 and recorded with the Plymouth County Registry of Deeds in Book 45382, Page 2. The house was built in 1952 and the lot consists of .71 acres.

7:50 P.M. – Lennerton – For a **Special Permit and Section 6 Finding** under Sections 2421 (Lot Area) and 2441 (Front Yard) of the Norwell Zoning By-Laws. The Applicant is seeking approval to construct a second story addition. The house is on a pre-existing, non-conforming lot. The lot does not conform to the minimum lot size requirement of 1 acre with only .45 acres and the existing structure does not meet the required front yard setback of 35'. Property is located at **49 Washington Park Drive** in Residential District B as shown on Assessor's Map 18A, Block 32, Lot 67 and recorded with the Plymouth County Registry of Deeds in Book 40851, Page 343. The house was built in 1952 and the lot consists of .45 acres.

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8:00 P.M.- Norwell Property, LLC (Continued) - For a Special Permit and Section 6 Finding under Sections 1410, 1420 & 2341 (k) (Uses Allowed by Special Permit from the Board of Appeals) of the Norwell Zoning Bylaws. Applicant is requesting approval for a change of use to a voluntary health counseling and therapy program. Property is located at **101 Accord Park Drive, Units 1 and 2, Norwell, MA** in Business District C-1 as shown on Assessor's Map 11C, Block 17, Lot 35 and recorded at the Plymouth County Registry of Deeds in Book 12897, Page 154 and Book 15354, Page 175. The lot consists of 2.26 acres.

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