

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

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

**Wednesday, April 5, 2023**

**NOTE: Attend live in-person *or* telecast on Comcast 1072/Verizon 39 *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. – (continued) - 47 Jacobs Trail** - 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) and a **Variance** under Section 201-9.4 A of the Norwell Zoning Bylaw to demo the existing 255 sq ft deck and construct a 313 sq ft proposed addition, consisting of a mud room, storage area, and adding front and back landing steps, with a front yard setback that will be more non-conforming(16’6”) than the current front yard setback(17’3”) on a pre-existing nonconforming .19-acre lot, where one acre is required. The property is located at **47 Jacobs Trail** in Residential District B as shown on Assessor’s Map 12D, Block 27 Lot 34, and recorded at the Plymouth County Registry of Deeds Book 51479, Page 0269. The dwelling was constructed in 1964.