

TOWN OF NORWELL  
TOWN CLERK

2020 JUN 18 AM 11:51

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**REMOTE PUBLIC HEARING AGENDA**

OF THE

**NORWELL ZONING BOARD OF APPEALS**

**June 24, 2020**

**NOTICE OF REMOTE PARTICIPATION MEETING**

*In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, the Zoning Board of Appeals shall be meeting remotely until further notice. Please see instructions for joining below:*

**INSTRUCTIONS TO JOIN ZOOM MEETING**

COMPUTER ACCESS: <https://us02web.zoom.us/j/88686794216>; Password: **ZBA062420**

PHONE ACCESS: **Dial 1 (929) 205 6099**; Then enter meeting code: **88686794216**; Password: **ZBA062420**

**IMPORTANT NOTE:** (1) For VIDEO participation, your computer must be equipped with a MICROPHONE and a CAMERA. (2) For AUDIO participation only, your computer equipped with a microphone is sufficient—or phone participation must be used for access.

**7:15 P.M – CONTINUED 36 Pleasant Street** - For a **Special Permit** under Section 201-8.1 D(4) (Uses Requiring a Special Permit from the Board of Appeals) and Section 201-8.1 A(1) (Permitted residential uses) of the Norwell Zoning Bylaw. The 3,002 sq. ft. dwelling is under construction with the Applicants seeking approval to add a fifth bedroom and kitchen unit in the basement for use as an in-law apartment. The applicant is seeking relief to add one accessory dwelling unit to a single-family dwelling that has not been in existence for 24 months. The property is located at **36 Pleasant Street** in Residential District A in the Aquifer Protection District as shown on Assessor's Map 23B, Block 65 Lot 105 and recorded at the Plymouth County Registry of Deeds in Book 52138, Page 97. The house is under construction and is on 1.14 acres.

**7:20 P.M.- CONTINUED 74 High Street**-For a **Section 6 Finding** and **Special Permit** under § 201-3.3, Special permits, and 201-4.4 B.(1)(c), Nonconformance, of the Norwell Zoning Bylaw to construct a 20 ft. by 19.3 ft. 2-story addition that will reconstruct both the first- and second-floor interior layouts. The applicant is seeking approval to increase the footprint of a single-family dwelling on an .87-acre lot, where one acre is required. The property is located at **74 High Street** in Residential District B as shown on Assessor's Map 11B, Lot 60, and recorded at the Plymouth County Registry of Deeds in Book 47665, Page 208. The dwelling was constructed in 1900.

**7:25 P.M. – CONTINUED 52 Christopher Rd-**For a **Section 6 Finding** under M.G.L. c. 40A, sec. 6, and **Special Permit** under § 201-4.4 B(1)(c) of the Norwell Zoning Bylaw to construct an addition to include a 24' x 24' two-car garage with second-floor master bedroom and bathroom. The dwelling is located on a .50-acre lot, where one acre is required at **52 Christopher Rd.** in Residential District B, as shown on Assessor's Map 12C, Lot 32, Block 50 and recorded at the Plymouth County Registry of Deeds in Book 51511, Page 73. The dwelling was constructed in 1964

**7:29 P.M.- CONTINUED 88 Stony Brook Lane- Pier, gangway, float:** For a **Special Permit** under § 201-3.2A, § 201-17.2 (Saltmarsh Conservation District – Permitted Uses), § 201-18.5 (Floodplain, Watershed and Wetlands Protection District – Special permits) of the Norwell Zoning Bylaw, for the continued use of an existing pier, gangway and float structure as a private boat landing, required due to change in ownership.

**Dwelling:** For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under § 201-3.2.A to raze the existing dwelling and reconstruct a new single-family dwelling that does not meet setback requirements under § 201-9.4 (required yards) or lot frontage and width requirements under § 201-9.3 (Lot frontage and width).

**Property Location:** The property is located at **88 Stony Brook Lane** with approximately 2.13 acres in Residential District A, the Saltmarsh Conservation District, and the Floodplain, Watershed and Wetlands Protection District, as shown on Assessor's Map 16D, Block 62, Lot 60, and recorded at the Plymouth County Registry of Deeds in Book 6400, Page 117. The property is also located in FEMA AE 15 Flood Zone. The existing dwelling was constructed in 1949.

**7:30 P.M. – Cordwainer Drive Lot 89 -** For **Site Plan Review** under § 201-3.4 and Special Permits under §§ 201-3.3, 201-8.4A(11), and 201-13.1 of the Norwell Zoning Bylaw. Applicant proposes to construct an approximate 49,740 sq. ft. 2-story building supporting infrastructure for a memory care facility. at **Cordwainer Drive Lot 89** in Business District C-1, Residential District B, and Watershed and Wetlands Protection District, Wireless Facility District, as shown on Assessor's Map 11D, Block 17, Lots 89 and recorded at the Plymouth County Registry of Deeds in Book 32563, Page 346. The lot consists of 4.22 acres.

**7:45 P.M.- 144 and 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 11B, Block 19, Lots 18 and 19 and recorded at the Plymouth County Registry of Deeds in Book 50335, Page 132. The Applicant proposes to demolish the two existing buildings and construct an 8,372 sq. ft. building to be used as a school and day-care facility. The two lots consist of 1.18 and 0.3 acres respectively for a total of 1.48 acres. The buildings were constructed in 1860 and 1929.

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