

TOWN OF NORWELL
TOWN CLERK

2021 JUN 23 PM 12: 00

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

RECEIVED

Location: 345 Main Street - Gymnasium

June 30, 2021

7:30 P.M. – 126 Old Oaken Bucket Road – For a Section 6 Finding under M.G.L. c. 40A and Special Permit under Sections 201-3.2A and 201-3.3; 201-4.4 B(1)(c), Nonconformance, of the Norwell Zoning Bylaw to add a two-story addition including a garage, master bedroom and home office to the single-family dwelling, situated on a .81 acre lot, where one acre is required. The property is located at 126 Old Oaken Bucket Road in Residential District A as shown on Assessor's Map 9A, Block 46 Lot 16, and recorded at the Plymouth County Registry of Deeds in Book 46798, Page 327. The dwelling was constructed in 1964.

7:35 P.M. – Continued - 454 Washington Street, Suite 25 - For a Special Permit under § 201-3.2A and § 201-8.3 D(7), Body Art Establishments; Applicant seeks approval for operation of a Permanent Make-Up & Microblading Establishment, which requires a Special Permit. Property is located at 454 Washington Street, Suite 25, Norwell, MA in Business District B as shown on Assessor's Map 18B, Block 34, Lot 10, and recorded at the Plymouth County Registry of Deeds in Book 14885 Page 186. The lot consists of 1.96 acres and was constructed in 1982

7:37 P.M. – Continued - 180 Central Street - For a Section 6 Finding under M.G.L. c. 40A with Special Permit under §§ 201-3.2A, 201-3.3 and § 201-9.4B(1) of the Norwell Zoning Bylaw to construct a proposed 26' x 20'5" addition to the rear of an existing single-family dwelling, including a 14' x 27'2" deck with a side setback of 10'; and a Variance under § 201-3.2B of the Norwell Zoning Bylaw to construct a two-story addition on the right side of the dwelling to include a garage and second-floor master closet and office, with a side setback of 4.1', where 10' is required. The property is located at 180 Central Street in Residential District A, as shown on Assessor's Map 14B, Block 46, Lot 27 and recorded at the Plymouth County Registry of Deeds in Book 43535, Page 272. The dwelling was constructed in 1870.

7:40 P.M. – Continued - 144/148 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 three existing buildings and construct an 8,435 sq. ft. building to be used as a school and child-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.