

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

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

**Wednesday, June 7, 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. – 492 Mount Blue Street** - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-3.3, 201-4.4 B(1)(a) (Nonconformance) of the Norwell Zoning Bylaw to demolish the existing garage and shed located on the property, convert the existing dwelling into an accessory structure, and construct a new single-family dwelling to meet all zoning setback requirements. The existing dwelling would become an accessory structure to the proposed new dwelling.

The property is located at **492 Mount Blue Street** in Residential District A as shown on Assessor’s Map 2D, Block 5 Lot 6, and recorded at the Plymouth County Registry of Deeds Book 4046, Page 697. The existing dwelling was constructed in 1776.

**7:35 P.M. – (continued) - 14 Duncan Drive** - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-3.3, 201-4.4 B(1)(c) and (d) (Nonconformance), 201-9.2 (Lot area), and 204-9.4 A(1) (Front Yard Setback) of the Norwell Zoning Bylaw to add a 785 sq foot two-story addition to the left-side and rear of the existing single-family dwelling to include a first-floor family and mud rooms and a second-floor bedroom with bath. The front yard setback of the existing dwelling is 18’ 9””; the setback of the proposed addition would be 26’ 5” from the street. The Applicant also proposes to construct a 1,100 sq foot detached garage with a 530 sq ft second-floor bonus room consisting of a finished living room and bathroom that would meet current setback requirements.

The dwelling is situated on a .41-acre lot, where one acre is required. The property is located at **14 Duncan Drive** in Residential District B as shown on Assessor’s Map 12D, Block 27 Lot 64, and recorded at the Plymouth County Registry of Deeds book 48687 Page 280. The dwelling was constructed in 1935.

**7:40 P.M. – (continued) - 43 Duncan Drive** - 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 201-3.2B and 201-9.4 A(1)(Front Yard Setback) of the Norwell Zoning Bylaw to renovate the existing first floor, raise the roof and create a livable

second floor, consisting of two bedrooms, an office and two bathrooms with approx. 1000 sq ft second floor space, and to add a 16' by 8' back deck and a front entry with landing steps. The front yard setback of the existing dwelling is 14' 10" from the street; the setback of the proposed addition would be 8' 10" from the street.

The dwelling is situated on a .77-acre lot, where one acre is required. The property is located at **43 Duncan Drive** in Residential District B as shown on Assessor's Map 12D, Block 27 Lot 79, and recorded at the Plymouth County Registry of Deeds book 56754 Page 82. The dwelling was constructed in 1940.