

TOWN OF NORWELL
TOWN CLERK
2020 JUL -9 PM 2:47

REVISED PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS

July 22, 2020

NOTICE OF REMOTE PARTICIPATION MEETING

**with limited "hybrid participation" option at
Norwell Town Hall, 345 Main Street, in the Osborn Room**

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/84419825701>; Password: **ZBA072220**

PHONE ACCESS: **Dial 1 (929) 205 6099**; Then enter meeting code: **84419825701**; Password: **666227**

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.

7:25 P.M – 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 a 10' x 10' deck on the exterior of existing structure. 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.

7:30 P.M – 101 Accord Park Drive, Suites 103 and 105. For a **Special Permit** under § 201-3.3 and § 201-8.4(5) of the Norwell Zoning Bylaw. Applicant seeks approval for the operation of a Child & Family Psychologic Service, and a special permit for a business office over 5000 sq. ft. Property is located at **101 Accord Park Drive, Suites 103 and 105**, Norwell, MA in Business District C-3 as shown on Assessor's Map 17, Block 35, Lot 002, and recorded at the Plymouth County Registry of Deeds in Book 50776 Page 333. The office is a condominium unit in a building constructed in 1981.

7:40 PM- 49 Green Street -For **Appeal** of the Decision of the Building Inspector/Zoning Enforcement Officer under Sections 201-8.1A(1) of the Norwell Zoning Bylaw. The Building Inspector denied a building permit for construction of a pool house, based upon a determination that it meets the definition of a dwelling unit on the property where only one residential unit is allowed under the NZBL. Property is located at **49 Green Street** in Residential District A as shown on Assessor's Map 25C, Block 70, Lot 5 and filed with the Plymouth County Registry of Deeds in Book 50299, Page 289. The lot consists of 7.64 acres and was built in 2018.