

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

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

Wednesday, August 16, 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. – 75 Ridge Hill Road - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-3.2A, 201-4.4 B(1)(c) (Nonconformance), 201-9.2 (Lot area) of the Norwell Zoning Bylaw to add a shed dormer on the front of the dwelling, similar to dormer on back. The dwelling is located at **75 Ridge Hill Road** in Residential District B, as shown on Assessor’s Map 12C, Block 30, Lot 22 and recorded at the Plymouth County Registry of Deeds Book 57901, Page 298. The lot consists of 0.50-acres where one acre is required. The dwelling was built in 1961.

7:35 P.M. – 53 River Street - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-3.2A, 201-3.3, and a **Variance** under Section 201-3.2B and 201-9.4 A(1)(Front Yard Setback) of the Norwell Zoning Bylaw to build a 920 sq ft two-floor addition to include 2 bedrooms and 2 bathrooms to the left side of the existing dwelling. The front yard setback of the existing dwelling is approximately 43’ from the street; the setback of the proposed addition would be 45’4” from the street.

The property is located at **53 River Street** in Residential A as shown on Assessor’s Map 21A, Block 60 Lot 25, and recorded at the Plymouth County Registry of Deeds book 56586 Page 257. The dwelling was constructed in 1790.

7:40 P.M. – 42 Central Street - For modification of the **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-3.2A, as previously approved in its Decision File No. 21-21, as filed with the Town Clerk on January 19, 2022, to add a 6’ x 11’ addition to the proposed dwelling to connect it to the existing barn. The proposed construction is not closer to the lot boundaries than the previously approved work, located on 1.22 acres, merged for purposes of zoning. The property is known as and is located at **42 Central Street**, as shown on Assessor’s Map 15C, Block 47, Lots 06 and Lot 07, in Residential District A and recorded at the Plymouth County Registry of Deeds in Book 55140 Page 208.