

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

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

Wednesday, September 27, 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. – 38 Franklin Road - 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) (Nonconformance), 201-9.2 (Lot area), 201-9.3B(Lot width) and 201-9.4 of the Norwell Zoning Bylaw to add a 12’8” x 5’1” mudroom to connect the dwelling and the garage. The dwelling is located at **38 Franklin Road** in Residential District B as shown on Assessor’s Map 12A, Block 21 Lot 165 and recorded at the Plymouth County Registry of Deeds Book 44712, Page 271. The lot consists of 0.18-acres where one acre is required. The dwelling was built in 1952.

7:35 P.M. – 687 Main Street - 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 dormers on the right and rear of the building. The building is located at **687 Main Street** in Residential District A as shown on Assessor’s Map 15C, Block 48 Lot 3 and recorded at the Plymouth County Registry of Deeds Book 57705, Page 76. The lot consists of 0.24-acres where one acre is required. The dwelling was built in 1848.

7:40 P.M – 861 Main Street - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-4.5A and B (Isolated Lots), 201-9.1B (Lot change), 201-9.3 (Lot frontage and width), and 201-9.5 (Lot shape) of the Norwell Zoning Bylaw to sub-divide from a total of 85,603 sq. ft. or 1.97 acres of the existing lot, in order to create a separate parcel consisting of 40,748 sq. ft., that will leave the existing dwelling on 1.03 acres with 55.35’ of frontage.

The dwelling is located at **861 Main Street** in Residential District A, as shown on Assessor’s Map 15D, Block 51, Lot 22 and recorded at the Plymouth County Registry of Deeds Book 53207, Page 180. The dwelling was built in 1948.