

CONTINUED PUBLIC HEARING AGENDA

&

PUBLIC HEARING AGENDA

OF THE

NORWELL ZONING BOARD OF APPEALS

May 1, 2019

RECEIVED

2019 APR 25 PM 12:07

TOWN OF NORWELL
TOWN CLERK

7:20 P.M. – 45 Cedar Point Mazzocco- Continued- For a Special Permit Pier and Float under Sections 1400, 1420, 4120, 4200, and 4241(a) of the Norwell Zoning By-Laws. The applicant seeks approval to remove and rebuild a private pier, and float for noncommercial docking in the Saltmarsh Conservation District, Floodplain, Watershed and Wetlands Protection District. Property is located at 45 Cedar Point in Residential District A as shown on Assessor's Map 25B, Block 71, Lot 43 and recorded at the Plymouth County Registry of Deeds Certificate # 114247.

7:35 P.M. – 386 River St Hrebenko Continued - For a Variance under Section 2442 (Side and Rear Yards) of the Norwell Zoning By-laws. The applicant seeks approval to construct a two car garage on the property within the 20' setback. Property is located at **386 River Street** in Residential District A as shown on Assessor's Map 25C, Block 70, Lot 12 and recorded at the Plymouth County Registry of Deeds in Book 28667, Page 255. The house was built in 1986. The lot consists of 2.13 acres.

7:30 P.M. – 9 Ridge Hill Road -Butler- For a **Special Permit/ Section 6** finding, under Section 1400, 1420, 1642 (c), 2421 (Lot Area), and 2441 (Front Setback) and/or **Variance** under Section 1322 of the Norwell Zoning By-laws. The lot does not conform to the minimum lot size requirement of 43,560 sq. ft. with only 28,568 sq. ft. Property is located at 9 Ridge Hill Rd in Residential District B as shown on Assessor’s Map 11B, Block 30, Lot 2 and recorded at the Plymouth County Registry of Deeds in Book 50518, Page 218. The house was built in 1960.

7:40 P.M. - 52 Accord Park Drive - Radio Solutions, Inc. - For a **Special Permit** under Sections 2340 and 2341(e) of the Norwell Zoning Bylaws. The applicant seeks approval for use as a business or professional office over 5,000 gross square feet. The applicant is a public safety radio communication company. The property is located at 52 Accord Park Drive in Business District C-1, and Wireless Facility Overlay District as shown on Assessor’s Map 11A, Block 17, and Lot 26 and recorded at the Plymouth County Registry of Deeds in Book 6659, Page 8. The building was built 1982.

RECEIVED

2019 APR 25 PM 12:07

TOWN OF NORWELL
TOWN CLERK

7:50 P.M. - 10 Washington Street - National Sign Corporation-for AT&T - For a Sign Variance under Sections 3300, and 3323 (b) and (c) of the Norwell Zoning Bylaws, the applicant is requesting on behalf of the building occupant, AT&T, installation of three wall signs. The first sign measuring 53sq. ft., and the other two signs measure 34 sq. ft. where a 15 sq. ft. wall sign is allowed. The applicant is also seeking approval for one free-standing sign measuring 43 sq. ft. where a 25 sq. ft. freestanding sign is allowed. The property is located at 10 Washington Street in Business District B-4 as shown on Assessor's Map 5D, Block 17, Lot 84, and recorded at the Plymouth County Registry of Deeds in Book 6997, Page 286. The building was constructed in 1967.

8:00 P.M. -111/113/119 Washington Street - Hajjar Management Co., Inc. – Continued- For a **Site Plan Review** under Section 1510 of the Norwell Zoning By-laws. The applicant seeks approval of the Site Plan to construct a 3,500 square foot addition with associated parking. Property is located at 111, 113 and 119 Washington Street in Business District B and Aquifer Protection District as shown on Assessor's Map 11B, Block 20, Lots 11, 12 & 13 and recorded at the Plymouth County Registry of Deeds in Book 33854, Page 83 and Book 18316, Page 80. The lots consist of 2.29 acres.

RECEIVED

2019 APR 25 PM 12:07

TOWN OF NORWELL
TOWN CLERK