

**PUBLIC HEARING AGENDA
And CONTINUED PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS
September 12, 2018**

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2018 SEP 10 AM 11:52

TOWN OF NORWELL
TOWN CLERK

7:30 P.M. – 11 Brantwood Road (Dwyer) – for a Special Permit and Section 6 Finding under Sections 1642(c), 2421 (Lot Area) and 2441 (Front Yard) of the Norwell Zoning By-laws. The Applicant is seeking approval to construct a second story addition. The house is on a pre-existing, non-conforming lot. The lot does not conform to the minimum lot size requirement of 1 acre with only .20 acres and the existing structure does not meet the required front yard setback of 35'. Property is located at **11 Brantwood Road** in Residential District B as shown on Assessor's Map 12C, Block 25, Lot 3 and filed with the Plymouth County Registry of Deeds in Book 46027, Page 76. The house was built in 1957 and the lot consists of .20 acres.

7:35 P.M. – 18 John Adams Drive (Baiense) – for a Special Permit and Section 6 Finding under Sections 1642(c) and 2421 (Lot Area) of the Norwell Zoning Bylaws. The Applicant is seeking approval to construct a second story addition. The house is on a pre-existing, non-conforming lot. The lot does not conform to the minimum lot size requirement of 1 acre with only .50 acres. Property is located at **18 John Adams Drive** in Residential District B and shown on Assessor's Map 18A, Block 32, Lot 25 and filed with the Plymouth County Registry District of the Land Court as Document No. 769434. The house was built in 1967 and the lot consists of .50 acres.

7:40 P.M. – 45 Pond Street (New England Spas) - for a Sign Variance under Section 3323 (c) of the Norwell Zoning By-laws. Applicant is seeking to install an 84"x26.5" aluminum sign with LED illumination. The property is located at **45 Pond Street** in Business District C-1 as shown on Assessor's Maps 11A & 11B, Block 17, Lot 83 and recorded at the Plymouth County Registry of Deeds in Book 11076, Page 137.

7:45 P.M. – 61 Accord Park Drive (Village Pond, LLC) Continued- for a **Special Permit and Section 6 Finding** under Section 1510 of the Norwell Zoning By-laws. Applicant is seeking to use the property for the purpose of storing new and slightly used high end vehicle inventory on the site and within the warehouse building. Property is located at **61 Accord Park Drive** in Business District C-1 as shown on Assessor's Maps 11B, Block 17, Lot 73 and recorded at the Plymouth County Registry of Deeds in Book 31843, Page 57. The lot consists of 3 acres.

8:00 P.M. – 111-113-119 Washington Street (Hajjar Management Co.) Continued - For a **Site Plan Review** under Section 1510 of the Norwell Zoning By-laws. The Applicant is seeking approval of the Site Plan to construct a 3,500 square foot addition, driveway and additional parking. Property is located at **111, 113 and 119 Washington Street** in Business District B 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.

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PLANNING DEPARTMENT