

**PUBLIC HEARING AGENDA  
&  
CONTINUED PUBLIC HEARING AGENDA  
OF THE  
NORWELL ZONING BOARD OF APPEALS  
October 17, 2018**

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TOWN OF NORWELL  
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**7:25 P.M. – 354 Cross Street (Greenberg) Continued – for a Special Permit and Section 6 Finding** under Section 2421 (Lot Area) of the Norwell Zoning By-Laws. The Applicant seeks approval to demolish the existing structure and build a 3,000 s.f. house on a pre-existing, non-conforming lot. The lot does not meet the minimum lot size of 1 acre with only 37,146 s.f. The property is located at **354 Cross Street** in Residential District A as shown on Assessor’s Map 9B, Block 49, Lot 19 and filed with the Plymouth County Registry of Deeds in Book 40386, Page 202. The house was built in 1950 and the lot consists of 37,146 sn 1950 and the lot consists of 37,146 s.f.

**7:30 P.M. –212 Brigantine Circle (Connolly/Lynn) – for a Special Permit** finding under Section 2316(d) (Uses Requiring a Special Permit from the Board of Appeals) of the Norwell Zoning By-laws. The Applicants seek approval to convert existing space in the dwelling into an in-law apartment. Property is located at **212 Brigantine Circle** in Residential District A as shown on Assessor’s Map 29D, Block 78, Lot 65 and recorded at the Plymouth County Registry of Deeds in Book 47011, Page 234. The house was built in 1973 and the lot consists of 1.03 acres.

**7:35 P.M.- 61 Accord Park Drive (Village Pond, LLC) Continued-for Site Plan Review** under Section 1510 of the Norwell Zoning Bylaws. 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 Map 11B, Block 17, Lot 73 and recorded at the Plymouth Country Registry of Deeds in Book 31843, Page 57. The lot consists of 3 acres.

**7:45 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.

**7:55 P.M. – 23-33 Winter Street (23-33 Winter Street, LLC)-** for a **Variance** under Section 2311 (a) (Permitted Residential Uses) of the Norwell Zoning By-laws. The Applicant seeks approval to build a 24x36 three car detached garage with living space above. Property is located at **33 Winter Street** in Residential District A as shown on Assessor's Map 15D, Block 48, Lot 17 and filed with the Plymouth County Registry of Deeds in Book 46387, Page 293. The house was built in 1860 and the lot consists of 1.5 acres.

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