

TOWN OF NORWELL
TOWN CLERK

2020 FEB 26 PM 12:53

PUBLIC HEARING AGENDA

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OF THE

NORWELL ZONING BOARD OF APPEALS

MARCH 4, 2020

7:30 P.M. – 31 Christopher Road- For a **Special Permit** under Section 201-8.1 D.(4) (Uses Requiring a Special Permit from the Board of Appeals) of the Norwell Zoning Bylaw. The property is under a Purchase & Sale Agreement with the Applicants seeking approval to continue use of existing space in the dwelling as an in-law apartment. Property is located at **31 Christopher Road** in Residential District B as shown on Assessor's Map 12C, Block 31, Lot 48 and recorded at the Plymouth County Registry of Deeds in Book 13765, Page 242. The house was built in 1967 and the lot consists of .5 acres.

7:35 P.M.- 221 River Street- To Appeal denial of a building permit under Norwell Zoning Bylaw §201-3.2.C.(1). The applicant seeks approval to construct a proposed cabana/storage facility/shed that will include a toilet and shower for river swimmers and storage for boating and dock equipment. The lot consists of 4.14 acres, and is located at 221 River Street in Residential A District as shown on Assessor's Map 25A Block 71 Lot 23 and recorded at the Plymouth County Land Court as Certificate # 85620.

7:40 P.M.- 13 Winter Street- For a **Section 6 Finding** and **Special Permit** under Norwell Zoning Bylaw Sections 201.3.2. and 201.3.3 and **Variance** under Section 201-3.2.B. of the Norwell Zoning Bylaw. The applicant is seeking approval for a variance to change the use from a single-family dwelling to a two-family dwelling. The lot consists of 3.79 acres and is located at **13 Winter Street** in Residential District A as shown on Assessor's Map 15D, Lot 16, and recorded at the Plymouth County Registry of Deeds in Book 46362, Page 30. The dwelling was constructed in 1994.

7:45 P.M.- Cheever Tavern- For a **Special Permit** in conformance with Norwell Zoning Bylaw §201-3.3 Part B. note (1), (2) and (3) and Zoning Bylaw 201-10.1 regarding Building coverage and 201-10.2 regarding Open space area. The applicant seeks relief from 201-3.4 Site plan review Part B. section (1) note (g) through (l), (n) and (o); the project is leased space within an existing structure and pre-existing site conditions. The applicant seeks approval to extend an existing deck, by constructing an accessible access ramp and create a patio/deck area to increase accessibility and outdoor seating for the restaurant. The lot consists of .68 acres, and is located at **690 Main Street** in Business District A as shown on Assessor's Map 15C Block 58 Lot 57 and recorded at the Plymouth County Registry of Deeds in Book 30592, Page 67. The building was constructed in 1900.

7:50 P.M.- 144 and 148 Washington Street- For **Site Plan Review** under § 201-3.4 of the Norwell Zoning Bylaw. Property is located at **144 and 148 Washington Street** in Business District B-3, Residential District B, and Aquifer Protection District, as shown on Assessor's Map 11B, Block 19, Lots 18 and 19 and recorded at the Plymouth County Registry of Deeds in Book 50335, Page 132. The Applicant proposes to demolish the two existing buildings and construct an 8,372 sq. ft. building to be used as a school and day-care facility. The two lots consist of 1.18 and 0.3 acres respectively for a total of 1.48 acres. The buildings were constructed in 1860 and 1929.

7:50 P.M. –Continued 350 Washington Street- For a **Use Variance** under Article 3 Section 201-3.2 Part B note 1, 2 and 3 of the Norwell Zoning Bylaws, the applicant is requesting on behalf of the building occupant, Park View Motel. The applicant is seeking approval to change Use from a pre-existing non-conforming transient (13 unit) motel with onsite managers' quarters, without individual/independent cooking facilities within each unit, for the continued Use of the property as a non-transient (16 unit) motel with onsite managers' quarters, which would include the continued use of individual/independent cooking facilities to be allowed within each unit. The property is located at 350 Washington Street, Norwell MA 02061, District B-2 as shown on Assessor's Map 32/98, Block 25, and recorded at the Plymouth County Registry of Deeds in Book 50327, Page 1 19. The main building was constructed in 1900, the "cottage" building was constructed in 1900 and the motel building was constructed in 1954.

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