

TOWN OF NORWELL  
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**PUBLIC HEARING AGENDA**  
**OF THE**  
**NORWELL ZONING BOARD OF APPEALS**  
**MARCH 18, 2020**

**7:30 P.M. – Cordwainer Drive Lot 89** -For **Site Plan Review** under § 201-3.4 and Special Permits under §§ 201-3.3, 201-8.4A(11), and 201-13.1 of the Norwell Zoning Bylaw. Applicant proposes to construct an approximate 49,740 sq. ft. 2-story building supporting infrastructure for a memory care facility at **Cordwainer Drive Lot 89** in Business District C-1, Residential District B, and Watershed and Wetlands Protection District, Wireless Facility District, as shown on Assessor's Map 11D, Block 17, Lots 89 and recorded at the Plymouth County Registry of Deeds in Book 32563, Page 346. The lot consists of 4.22 acres.

**7:40 P.M. – Lot C Off Winter**-For a Variance under § 201-3.2.B., § 201-9.3.B. (Lot frontage), and § 201-9.5.A.(1) (Lot shape) of the Norwell Zoning Bylaw. The lot does not meet the minimum lot width of 150 feet at the required setback line but does meet the required width at approximately 275 ft. The property consists of 7.66 acres of land and is located in Residential District A as shown on Assessor's Map 9D and 10C, Block 50, Lot 007, and recorded at the Plymouth County Registry of Deeds in Book 45667, Page 97

**7:45 P.M.- (continued) 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.

**7:50 P.M.- (continued) 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.