

PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS
October 3, 2018

7:25 P.M. – 35 Block House Lane (Lederer) – for a Special Permit and Section 6 Finding under Sections 1642 (a) and (b) and 2441 (Front Yard) of the Norwell Zoning By-laws. The Applicants seek approval to construct an addition to an existing building that is on a pre-existing, non-conforming lot. The lot does not conform to the minimum setback requirements of 50' with only 41.5'. Property is located at **35 Block House Lane** in Residential District A as shown on Assessor's Map 21B, Block 60, Lot 12 and filed with the Plymouth County Registry District of the Land Court as Document No. 770602. The lot consists of 4.7 acres. The house was built in 1936.

7:30 P.M. – 400 (Lot 9) Cordwainer Drive (Elevated Access Center, Inc.) – for a **Site Plan Review and Special Permit** under Sections 1500 and 2341 (n) of the Norwell Zoning By-laws. The Applicant seeks approval of the Site Plan to construct a 20,300 sq. ft., two story building for use as a medical marijuana treatment center as defined in the Norwell Zoning By-Laws for the cultivation and processing of medical marijuana. Property is located at **400 Cordwainer Drive (Lot 9)** in Business District C-1 as shown on Assessor's Map 11D, Block 17, Lot 87 and recorded at the Plymouth County Registry of Deeds in Book 49780, Page 154. The lot consists of 2.87 acres.

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7:45 P.M.-354 Cross Street (Greenberg) – 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.

7:50 P.M.-41 Accord Park Drive (Sullivan Office Realty Trust)-for a **Site Plan Review** under Section 1500 of the Norwell Zoning By-Laws. The Applicant seeks approval of the Site Plan to enlarge the parking lot. The property is located at **41 Accord Park Drive** in Business District C-1 as shown on Assessor’s Map 11A&B, Block 17, Lot 63 and recorded at the Plymouth County Registry of Deeds in Book 13519, Page 121. The lot consists of 2.02 acres.

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