

TOWN OF NORWELL  
2020 NOV 12 PM 1:09  
RECEIVED

**PUBLIC HEARING AGENDA**  
OF THE  
**NORWELL ZONING BOARD OF APPEALS**

November 18, 2020

**NOTICE OF REMOTE PARTICIPATION MEETING**  
with limited "hybrid participation" option at  
**Norwell Town Hall, 345 Main Street, in the Osborn Room**

*In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, the Zoning Board of Appeals shall be meeting remotely until further notice. Please see instructions for joining below:*

**INSTRUCTIONS TO JOIN ZOOM MEETING**

**COMPUTER ACCESS:** <https://us02web.zoom.us/j/84812724919?pwd=eUZmdHh5Ukt3UjY3M24zYkhyYldYZz09>

**PHONE ACCESS:** **Dial 1 (929) 205 6099**; Then enter meeting code: **848 1272 4919**; Password: **312751**

**IMPORTANT NOTE:** (1) For VIDEO participation, your computer must be equipped with a MICROPHONE and a CAMERA. (2) For AUDIO participation only, your computer equipped with a microphone is sufficient—or phone participation must be used for access.

**7:20 P.M –Continued - 51 Ridge Hill Road-** For a **Section 6 Finding, Special Permit and Variance**. The owner seeks relief from Section § 201-9.4B(1) of the Norwell Zoning By-laws to construct a 40' x 30' basketball court, and seeks a variance from the 20' setback requirement. The dwelling is located on a .57-acre lot, where one acre is required and side setback is 7' where 20' is required. The property is located at **51 Ridge Hill Road** in Residential District B, as shown on Assessor's Map 11D, Block 30, Lot 16 and recorded at the Plymouth County Registry of Deeds Book 46261, Page 247. The dwelling was constructed in 1961. **Owner has requested that the application be withdrawn—to be voted.**

**7:25 P.M –Continued- 100 Tiffany Road:** The owner seeks a **Variance** from Section 201-8.1 D(4) of the Norwell Zoning Bylaw; which requires in-law units to be within the main dwelling, and to obtain a **Special Permit** to convert the existing detached accessory building into an in-law apartment. Property is located at **100 Tiffany Road** in Residential District A as shown on Assessor's Map 26D, Block 74, Lot 21 and filed with the Plymouth County Registry of Deeds in Book 48651, Page 24. The lot consists of 4.6 acres. The main dwelling was constructed in 1967. **Owner has requested that the application be withdrawn—to be voted.**

TOWN OF NORWELL  
TOWN CLERK

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**7:30 PM-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.

**7:35 PM- 31 Mill Lane-** For a **Section 6 Finding** under M.G.L. c. 40A, sec. 6, and **Special Permit** under § 201-8.1(A)(2) of the Norwell Zoning Bylaw to revert the use back from a one-family dwelling to a two-family dwelling. For a **Variance** under § 201-8.1(A)(2) for dimensional requirements as the lot does not meet the minimum lot size which requires 1.5 acres for a 2-family dwelling unit. Property is located at **31 Mill Lane** in Residential District A as shown on Assessor's Map 15C, Block 47, Lot 9 and filed with the Plymouth County Registry of Deeds in Book 16624, Page 20. The lot consists of 1.26 acres. The main dwelling was constructed in 1875.

**7:45 P.M. – Continued - 20 Wanton Shipyard -** Continued **Appeal** of the Decision of the Building Inspector/Zoning Enforcement Officer under Sections 201-2.3H, 201-3.2C (1) and 201-8.1A(1) of the Norwell Zoning Bylaw. The Building Inspector denied a building permit for construction of an addition to an appurtenant structure, based upon a determination that it meets the definition of a dwelling unit on the property where only one residential unit is allowed under the NZBL. Property is located at **20 Wanton Shipyard** in Residential District A as shown on Assessor's Map 25A, Block 71, Lot 39 and filed with the Plymouth County Registry of Deeds in Book 638, Page 107. The lot consists of 1.46 acres. The existing residential structure was built in 1976.