

PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS
NOVEMBER 6, 2019

7:30 P.M. – Continued 20 Wanton Shipyard – For Appeal of the Decision of the Building Inspector/Zoning Enforcement Officer under Sections 1230.8, 1323(a) and 2311(a) 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 District of the Land Court as Document No. 778209 as shown on Certificate of Title No. 127707. The lot consists of 1.46 acres. The existing residential structure was built in 1976.

7:35 P.M. – 60 Washington Park Drive – For a Special Permit and Section 6 finding under Section 1400, 1420, 1640, 1642 and 2421 (Lot Area) of the Norwell Zoning Bylaw. The Applicant seeks approval to construct a 24' x 23.5' addition to the existing dwelling. The lot does not conform to the minimum lot size requirement of 43,560 sq. ft. with only 15,780 sq.ft. Property is located at 60 Washington Park Drive in Residential District B as shown on Assessor's Map 32, Lot 72 and recorded at the Plymouth County Registry of Deeds in Book 36472, Page 184. The house was built in 1952.

7:40 P.M. – 93 Longwater Circle – For a Sign Variance under Section 201-3.1.B(3) of the Norwell Zoning Bylaw to remove a 54 sq.ft. sign permitted for the prior tenant, Driscoll Financial, with a new 53.75 sq.ft. sign for the new building occupant, 56 Realty, LLC,. The property is located at 93 Longwater Circle in Business District C1 as shown on Assessor's Map 18, Block 75, Lot 02, and recorded at the Plymouth County Registry of Deeds in Book 40796, Page 46. Building was constructed in 2005.

7:45 P.M. – Continued Mill Street – Special Permit under Section 201-8.4(A)(8), a Section 6 Finding under Section 201.11.2, and Site Plan Review under Section 201-3.4 of the Norwell Town Code. The Applicant is requesting a Special Permit for a proposed theater use within the Business C3 district, which is a use by Special Permit. The Applicant seeks a Section 6 Finding for the continued nonconformity (disturbance) of a portion Hanover Mall Drive located in the Town of Norwell, which is 50 feet from the way line of MA-Route 3, where 100 feet of non-disturbance is required. No disturbance or reconfiguration is proposed other than continued use of the existing road. The Applicant seeks Site Plan approval for a portion of the proposed theater use to be located in the Town of Norwell. The property is located at 1775 Washington Street, Hanover, MA, and Mill Street, Norwell, MA in Business District C3 and as shown on Norwell Assessor's Map 23A, Block 63, Lots 1 and 2, and Hanover Assessor's Map 18, Lots 4 and 7 and recorded at the Plymouth County Registry of Deeds in Book 47735, Page 16. The Mall was constructed in 1971.