


ZBA FILE NO. 21-11

TOWN OF NORWELL
BOARD OF APPEALS
P.O. Box 295
345 Main Street
Norwell MA 02061
Tel: 781.659.8018
Fax: 781.659.1892



COMPREHENSIVE PERMIT APPLICATION
Pursuant to MGL Chapter 40B, §§20-23 and 760 CMR 56.00

FOR TOWN USE ONLY (Official Date Stamp below):

RECEIVED
MAY 04 2021
TOWN OF NORWELL
ZONING BOARD OF APPEALS

Received by Board of Appeals: _____ Received by Town Clerk: _____

Application Fee Paid/Date: \$ 33 000
Escrow Amount Paid/Date: \$ 20 000

2021 MAY -4 PM 3:26
TOWN OF NORWELL
TOWN CLERK

TO THE NORWELL BOARD OF APPEALS:

The undersigned hereby submits this application for a Comprehensive Permit pursuant to M.G.L. Chapter 40B, §§ 20-23, 760 CMR 56.00, including any amendments thereto:

APPLICANT (Name/Mailing Address): Northland Residential Corporation (the current sponsor which shall form a limited dividend organization to be name later) 80 Beharrell Street, Suite E
Concord, MA 01742

Tel. 781-229-4708 Fax 781-229-7676 email: pcrabtree@northlandresidential.com

APPLICANT STATUS (Check one): ☐ Public Agency ☐ Non-Profit Organization ☒ Limited Dividend Corp.

SUBSIDIZING AGENCY/PROGRAM: Massachusetts Housing Partnership

PROPERTY OWNER(S) (include mailing address, if different from applicant): 44 High Street Realty Trust; 35 High Street Realty Trust; 27 High Street Realty Trust (Stephen Marsh, Trustee); Stephen and Laurie Marsh, individually. 110 Bartletts Island Way, Marshfield Hills, MA 02050

Tel. _____ Fax _____ email: hughes.associates@comcast.net

APPLICANT'S REPRESENTATIVE (including mailing address, if different from applicant) _____

Tel. _____ Fax _____ email: _____

PROPERTY LOCATION: 15, 19, 27, and 35 High Street, Norwell, MA 02061

PROPOSED PROJECT NAME: 15 High Street

ZBA FILE NO. _____

BRIEF PROJECT DESCRIPTION (include total number and type of units, rental or ownership, number of bedrooms, building area, acreage, number of affordable, and other information necessary for public notice):

See page that follows this application form.

Total Land Area (acres or square footage): 3.88 acres **Lot Frontage:** 511 ft.

Site Control: Property is ☐ Owned ☒ Under purchase contract ☐ Leased

List Assessors Map No., Block No., and Lot No. of all parcels _____

See page that follows this application form.

Registry of Deeds Book and Page No. See page that follows this application form
or Land Court Certificate of Title number _____ (Required as evidence of site control and for filing of Board's Decision)

ZONING DISTRICT(S) OF PROPERTY (Check all that apply.):

- Residential: ☐ District A ☒ District B
Business: ☐ District A ☒ District B ☒ District C 1 (specify)
Overlay Districts and other zones:
☒ Aquifer Protection District
☐ Salt Marsh Conservation District
☐ Flood Plain
☐ Watershed and Wetlands Protection District
☐ Historic Building, Site, Scenic Street or Vista (See
Norwell Historical Commission booklet.)
☐ Wireless Facility District
☐ Village Overlay District
☐ Adult Entertainment District
☐ Other _____

BUFFER ZONE REQUIREMENTS (Identify for each applicable zoning district): _____

See page that follows this application form.

CURRENT PROPERTY USE(S): Each of the four lots contains a single-family dwelling unit.

PROJECT DEVELOPMENT TEAM:Project Developer/Mail Address: Northland Residential Corporation80 Beharrell Street, Suite E, Concord, MA 01742Tel. 781-229-4708 Fax 781-229-7676 email: pcrabtree@northlandresidential.comProject Construction Manager/Mail Address: Northland Residential Construction80 Beharrell Street, Suite E, Concord, MA 01742Project Attorney/Mail Address: Freeman Law Group LLC86 Willow Street, Yarmouthport, MA, 02675Tel. 508-362-4700 Fax 508-362-4701 email: pfreeman@freemanlawgroup.comProject Engineer/Mail Address: Merrill Engineers and Land Surveyors427 Columbia Road, Hanover, MA 02339Tel. 781-826-9200 Fax _____ email: dkeller@merrillinc.comProject Landscape Architect/Mail Address: Ryan Associates144 Moody Street, Bldg 4, Waltham, MA 02453Tel. 781-314-0401 Fax _____ email: aaukeman@ryanassoc.comProject Architect/Mail Address: Union Studio Architecture & Community Design140 Union Street, Providence, RI 02903Tel. 401-272-4724 Fax 401-272-4825 email: jeremy@unionstudioarch.com

This application must be signed by the property owner(s) of all parcels in order to be accepted. Non-owner applicants shall provide certification that permission has been granted by the property owner to file this application, if no other documentation acceptable to the Board of Appeals has been provided. If the applicant designates a representative to act on his or her behalf, the applicant must provide written authorization to the Board of Appeals in advance of any appearance by that representative before the Board.

The applicant acknowledges that:

- 1. This application shall not be considered complete without receipt of all documentation, information, and fee requirements as set forth in the applicable Comprehensive Permit section of the Board of Appeals Rules and Regulations and General Information.*
- 2. Thirty (30) complete application packets are required to be submitted.*

3. *Noncompliance with Technical Review Escrow Requirements, as detailed in the Comprehensive Permit section of the Board of Appeals Rules and Regulations and General Information, shall be grounds for the Board of Appeals to suspend its public hearing until such time as the escrow requirement is met.*

The undersigned under penalties of perjury hereby certifies that (s)he has read and examined the Board of Appeals Rules and Regulations and General Information and the Comprehensive Permit Application with all of its supporting documentation and certifies that the required information is complete and the proposed project is accurately represented therein.

I/We hereby request a public hearing before the Board of Appeals.

Property Owner(s): Stephen Marsh Date April 30, 2021
Signature

Property Owner(s): Laurie JK Marsh Date April 30, 2021
Signature

Applicant(s): John C Dandy for Northland Residential Corporation Date 4-30-21
(Signature if not the property owner)

Applicant's Interest is: ☐ Owner ☒ Developer ☐ Agent/Attorney ☐ Other (specify) _____

Applicant(s): _____ Date _____
(Signature if not the property owner)

Applicant's Interest is: ☐ Owner ☐ Developer ☐ Agent/Attorney ☐ Other (specify) _____

Applicant(s): _____ Date _____
(Signature if not the property owner)

Applicant's Interest is: ☐ Owner ☐ Developer ☐ Agent/Attorney ☐ Other (specify) _____

Office Use only:

<input type="radio"/> Town Clerk	(1)	<input type="radio"/> Board of Appeals	(9)
<input type="radio"/> Planning Board	(2)	<input type="radio"/> Conservation Commission	(2)
<input type="radio"/> Board of Health	(1)	<input type="radio"/> Water Commissioners/Dept.	(1)
<input type="radio"/> Fire Department	(1)	<input type="radio"/> Design Review Board	(1)
<input type="radio"/> Board of Selectmen	(1)	<input type="radio"/> Affordable Housing Trust	(1)
<input type="radio"/> Norwell Housing Authority	(1)	<input type="radio"/> Norwell Affordable Housing Partnership	(1)
<input type="radio"/> Highway Surveyor/Director	(1)	<input type="radio"/> Board of Assessors	(1)
<input type="radio"/> Permanent Drainage Committee	(1)	<input type="radio"/> Transportation Enhancement Committee	(1)
<input type="radio"/> Traffic Study Committee	(1)	<input type="radio"/> North River Commission	(1)
<input type="radio"/> Historical Commission	(1)	<input type="radio"/> Community Preservation Committee	(1)
<input type="radio"/> Building Inspector/ADA Coordinator	(1)	<input type="radio"/> Commission on Disabilities	(1)
<input type="radio"/> Police Department	(1)	<input type="radio"/> Council on Aging	(1)
<input type="radio"/> Lands & Natural Resources	(1)	<input type="radio"/> Groundwater Protection	(1)
<input type="radio"/> MAPC/Clean Water Act	(1)	<input type="radio"/> Town Counsel	(1)
<input type="radio"/> DHCD/MassHousing	(1)	<input type="radio"/> MEPA	(1)
<input type="radio"/> Other _____	(1)	<input type="radio"/> Other _____	(1)

Technical Review Consultants:

<input type="radio"/> Professional Engineer	_____	(1)
<input type="radio"/> Landscape Architect	_____	(1)
<input type="radio"/> Building Architect	_____	(1)
<input type="radio"/> Financial	_____	(1)
<input type="radio"/> Special Counsel	_____	(1)

ADDITIONAL APPLICATION PAGE

BRIEF PROJECT DESCRIPTION:

The applicant, Northland Residential Corporation, proposes to redevelop multiple parcels containing approximately 3.9 acres (169,341 sf) of land along High Street in Norwell, Massachusetts. The project site is located on the west side of High Street and consists of four lots whose addresses are 15, 19, 27 and 35 High Street.

The redevelopment scope includes the razing of four (4) existing single-family homes and the construction of ten (10) new buildings containing fifty-six (56) rental housing units, including twenty-eight (28) one-bedroom units, twenty-two (22) two-bedroom units, and six (6) three-bedroom units for a total of ninety (90) bedrooms. Fourteen (14) of the units will be affordable to households earning up to 80% of the median area income. The combined gross floor area of the new buildings will be approximately 83,400 sf.

The site work includes the construction of entrance driveways, sidewalks, parking, landscaping, stormwater facilities, an on-site septic system, utility services and associated infrastructure.

ASSESSORS MAP NO., BLOCK NO., AND LOT NO. OF EACH PARCEL:

15 High Street:	Mblu 17/ /67/ /	PID 667
19 High Street:	Mblu 17/ / 16/ /	PID 606
27 High Street:	Mblu 17/ / 17/ /	PID 607
35 High Street:	Mblu 17/ / 18/ /	PID 608

REGISTRY OF DEEDS BOOK AND PAGE NO. OF EACH PARCEL:

15 High Street:	Book 40257, page 154
19 High Street:	Book 21541, page 184
27 High Street:	Book 47490, page 169
35 High Street:	Book 49753, page 57

BUFFER ZONE REQUIREMENTS:

The project site contains a district boundary that separates a Residence B Zoning District from a Business C1 and a Business B4 Zoning District. The Town of Norwell Zoning Bylaw requires a buffer "on any premises in a business district if abutting or extending into a residential district when through new construction, addition, or occupancy change the premises is put to use not allowed in a residential district." The applicant requests a waiver from this requirement.

