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November 24, 2021

Zoning Board of Appeals
Norwell Town Hall
345 Main Street
Norwell, MA 02061

Re: **Revisions to Waiver Requests**

Dear Members of the Board,

We revise Exhibit 8 of our Comprehensive Permit Application, dated 4/30/2021, as follows:

Article 9: 201-9.4	Required Yards – Front, Side and Rear Yards Setback Requirements	Front Yard Set Back: Required - 50' Proposed - 15'
<p>We continue to request a waiver from the B4 zoning district's 50' front yard setback, but we increase our proposed setback distance from 15' to 25'.</p> <p>We request a waiver to decrease the rear yard setback from 20' to 17'. The minimum rear yard setback in the C1 and B4 zoning districts is 20'.</p> <p>We request a waiver to decrease the side yard setback along the northern property line from 20' to 9'. The 9' setback occurs only at the proposed maintenance shed, which is not near any abutting structure and is in the approximate location of the previously-proposed second trash area. The minimum side yard setback in the B4 zoning district is 10'.</p> <p>These dimensional changes are shown in the updated site plans dated 10/29/2021.</p>		
Article 12: 201-12.4	Size of Off-Street Parking Spaces	Required - 9' x 20' Proposed - 9' x 18'

We withdraw this waiver request. In the 10/29/2021 site plans, the off-street parking space depths have been increased to 20' throughout the property, except in the driveways of Buildings C and D, where they have been increased to 22'.

Article 10: 201-10.1

Business A, B and C
Restrictions Building Coverage

Building Coverage:
Maximum Permitted - 18%
Proposed - 23.1%

We continue to request a waiver from the maximum building coverage requirement, but we increase our proposed building coverage from 23.1% to 23.4%. This increase accounts for the maintenance/storage shed in the northwest corner of the site, shown in the 10/29/2021 site plans.

Article 12: 201-12.7(G)

Bicycle Racks

Required - 2 Racks
Proposed - None

We withdraw this waiver request. Two bicycle racks have been added in the 10/29/2021 site plans.

Article 15 Building Demolition

As described in the Findings of Fact, we have complied with the Demolition Delay Bylaw (the delays required for 15 and 19 High Street have expired, the house at 27 High Street has been determined by the Norwell Historical Commission to be not significant, and the house at 35 High Street is less than 75 years old and not listed on any register of historic buildings). To the extent that said Bylaw could be deemed applicable, we request a waiver from Article 15.

Sincerely,

Northland Residential Corporation

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