



OFFICE OF  
BOARD OF APPEALS

## TOWN OF NORWELL

345 MAIN STREET, P.O. BOX 295  
NORWELL, MASSACHUSETTS 02061  
(781) 659-8018 • Fax (781) 659-1892

### *Members*

Lois S. Barbour, Chair  
Philip Y. Brown, Vice Chair  
David Lee Turner, Clerk

### *Associate Members*

Thomas P. Harrison  
Ralph J. Rivkind

### ***FINDINGS AND DECISION*** **OF** **THE NORWELL BOARD OF APPEALS**

File No. 18-20

A public hearing was scheduled on October 17, 2018 at 7:25 P.M., by the Norwell Zoning Board of Appeals (the Board) under Massachusetts General Laws, Chapter 40A, Sections 6 and 9, at the Norwell Town Offices, 345 Main Street, Norwell, MA on the Application (the Application) of:

Brian Greenberg  
335 Cross St.  
Norwell, MA 02061

For a **Special Permit** under the Norwell Zoning By-Law, Sections 1642 and 2441 and **Section 6 Finding** under M.G.L. c. 40A, for Property located at **354 Cross Street** (the "Property") in Residential District A as shown on Assessor's Maps 9B, Block 49, Lot 19, and filed with the Plymouth County Registry of Deeds in Book 40386, Page 202. The lot consists of 37,146 sq. feet where one acre is required. The Applicants propose demolishing the existing structure and building a 3,000 sq. foot house on a pre-existing, non-conforming lot. The existing house was built in 1950 prior to the existing zoning by-laws.

The application was duly noticed in *The Norwell Mariner* on September 13, 2018 and September 20, 2018 and posted at the Norwell Town Hall to fulfill requirements of the Open Meeting Law.

Mr. Greenberg presented the application and responded to questions from Board members. No member of the public spoke in favor of or in opposition to this application.

**FILE INVENTORY:** Documents submitted, included but not limited to the following, were received by the Board:

1. Application, signed by the Applicants, received and stamped by the Town Clerk on August 30, 2018, and by the Board of Appeals on August 29, 2018;
2. Application for Disposal System Construction Permit;
3. Septic System Design Plan; and
4. House Plans.

**FINDINGS:**

1. The property is located in Residential District A and includes an existing single family home that was built in 1950 prior to the existing zoning by-laws. The Applicants propose demolishing the existing structure and building a 3,000 sq. foot single family home in accordance with the submitted plans, noted in Paragraph 6 in the File Inventory above.
2. The addition will not increase or change the setback nonconformity, as the proposed construction is beyond the 50' setback requirement line.
3. The Board may issue a Section 6 finding pursuant to M.G.L. c. 40A and Section 1620 of the Norwell Zoning Bylaw, if it finds that
  - a. "The conduct of the proposed use will not be detrimental to the neighborhood and zoning district . . ."  
**Finding:** As the property will continue to be used as a dwelling unit, the Board finds the proposed addition will not be detrimental to the neighborhood and zoning district.
  - b. ". . . the proposed use will not significantly alter the character of the zoning district".  
**Finding:** The Board finds, as the property is located in Residential District A, the existing use as a residence is allowed by right and will, therefore, not alter the character of the zoning district.
  - c. "The conduct of the proposed use will not be injurious, noxious, or offensive to the neighborhood by reason of the emission of odors, fumes, dust, smoke, noise or other cause, nor hazardous to the community on account of fire, explosion or other cause."  
**Finding:** As the property will continue to be used as a dwelling unit, the Board finds the proposed addition will not be injurious, noxious, or offensive to the neighborhood, an allowed use.
4. There was no objection to the proposed construction plans submitted to the Board either through testimony or in writing.

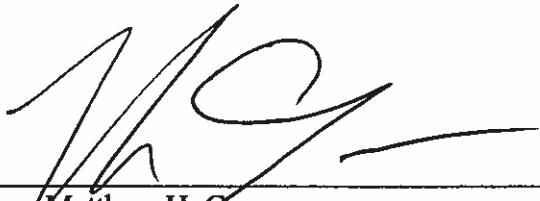
## **DECISION OF THE BOARD:**

Based upon the evidence presented and its findings detailed above and incorporated herein and forming a part of this decision, upon a motion duly made and seconded, Members Turner, Rivkind, and Greene **VOTED** unanimously to grant a **Special Permit** and **Section 6 Finding** for demolition of the existing structure and construction of a 3,000 sq. foot house on property located at **354 Cross Street** in accordance with the filed plans, subject to the following.

## **CONDITIONS APPLYING TO ALL DECISIONS:**

1. **RECORDING OF THE DECISION:** After receiving certification from the Town Clerk that no appeal has been taken within twenty days, or if appealed than dismissed or denied, a copy of the Board's decision must be filed with either the Registrar of the Plymouth County Registry of Deeds to be recorded and indexed in the grantor index under the name of the owner of record in the case of the unregistered land, or with the Recorder of the Land Court to be registered and noted on the owner's certificate of title in the case of registered land.
2. **RECORDING RECEIPT:** A copy of the recording fee receipt must be returned to the Board of Appeals. **NOTE: No building permit shall be issued without such evidence.**
3. **EFFECTIVE DATE OF APPROVAL:** The zoning relief granted by this Decision shall take effect only at such time as a copy of this Decision, certified by the Office of the Town Clerk of the Town of Norwell, is recorded with the Registrar of Deeds or Recorder of the Land Court.
4. **LAPSE OF SPECIAL PERMIT:** The Applicant must exercise any Special Permit granted by the Board of Appeals within two years of the date this Decision is filed with the Office of the Town Clerk or as provided in any extension thereof as detailed in the Board's Rules, or it shall lapse.

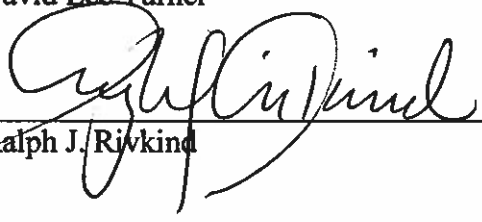
----- The remainder of this page is intentionally left blank. -----



Matthew H. Greene



David Lee Turner



Ralph J. Rivkind

Date Filed with Office of the Town Clerk

This space reserved for  
Date Stamp of Town Clerk

2018 OCT 31 PM 4:42

TOWN OF NORWELL  
TOWN CLERK

**NOTICE OF APPELLATE RIGHTS:** Any decision of the Board of Appeals may be appealed to Superior Court within twenty (20) days after filing of the written decision with the Town Clerk. Any construction or pre-construction activity is undertaken at the applicant's risk during the appeal period.