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OFFICE OF
BOARD OF APPEALS

TOWN OF NORWELL

345 MAIN STREET, P.O. BOX 295
NORWELL, MASSACHUSETTS 02061
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FINDINGS AND DECISION

of

The Norwell Board of Appeals

File No. 19-13

A Public Hearing by the Norwell Zoning Board of Appeals was scheduled on November 6, 2019, under M.G.L. c. 40A, Sections 9 and 10, at the Norwell Town offices, 345 Main Street, Norwell, MA on the application of:

56 Realty, LLC.
56 Pembroke Woods Dr.
Pembroke, MA 02359

Represented by:

Keri Garofalo
Brenner Signs & Awnings
66 Federal Furnace
Plymouth, MA 02360

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.

Keri Garofalo of Brenner Signs & Awnings, representing the Applicant 56 Realty, LLC, presented the application and responded to Board questions during the public hearing.

No member of the public was present in the audience to speak in favor of or in opposition to this application.

FILE DOCUMENTATION:

1. Completed application for a public hearing, date-stamped by the Town Clerk and the Board of Appeals on September 19, 2019, signed by **Greg Brenner, of Brenner Signs & Awnings on September 18, 2019**
2. Certificate of Limited Liability Company, 56 Realty, LLC & Congruity LLC by the Secretary of the Commonwealth, signed by William Francis Galvin
3. Deed for 93 Longwater Circle, Norwell, Plymouth County, Massachusetts 02061, Book 51257, Page 58, recorded at the Plymouth County Registry of Deeds.
4. Ownership History, Building Photo’s and Layouts
5. Plan showing the proposed sign to be installed, including measurements of proposed sign to be installed and pictures showing where the sign will be located
6. Comparable signs of nearby businesses with maps and size listed

FINDINGS OF THE BOARD: Based upon the evidence submitted and/or upon representations made by the Applicant during the public hearing, the Board finds the following:

1. The installation of the sign would not violate Section 201-‘3.1.B (3) of the Norwell Zoning Bylaws.
2. The overall dimensions of the proposed sign to be 53.75 sq.ft

DECISION OF THE BOARD:

Based upon the application received, representations by the Applicant, and evidence presented during the public hearing, upon a motion duly made and seconded, members of the Board of Appeals **VOTED** unanimously to grant the requested zoning relief for the property located at **93 Longwater Circle**, in order to install a new sign in accordance with the plans submitted.

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CONDITIONS APPLYING TO ALL DECISIONS:

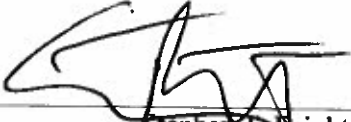
1. **RECORDING OF THE DECISION:** After receiving certification from the Town Clerk that no appeal has been taken within twenty days, or if appealed than dismissed or denied, a copy of the Board's decision must be filed with either the Registrar of the Plymouth County Registry of Deeds to be recorded 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 Sign Variance 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 VARIANCE:** The Applicant must exercise any Variance granted by the Board of Appeals within one year of the date this Decision is filed with the Office of the Town Clerk or it shall lapse.

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Lois S. Barbour



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Date Filed with Office of the Town Clerk

*This space is for Date Stamp of
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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.