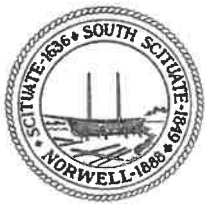


TOWN OF NORWELL
TOWN CLERK

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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
Ralph J. Rivkind, Clerk

Associate Members

Daniel M. Senteno
William J. Lazzaro
Stephen H. Lynch

FINDINGS AND DECISION *of* The Norwell Board of Appeals

File No. 23-07

A PUBLIC HEARING was held on June 21, 2023, at 7:30 P.M. by the Norwell Zoning Board of Appeals under MA General Laws, Chapter 40A, Sections 6 and 9, at the Norwell Town Offices, 345 Main Street, Norwell, MA, on the application of:

Samuel and Hannah Rothhaar
19 Gerard Road
Norwell, MA 02061

For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-3.2A, 201-4.4 B(1)(c) (Nonconformance), 201-9.2 (Lot area) and 201-9.4A (Front yard setback) of the Norwell Zoning Bylaw to construct an approximate 825 sq ft two-story addition to the right side of the existing dwelling, which will include a proposed first-floor 13'6" by 29' kitchen/living room, a 10' by 9' back deck, a 13'6" by 6' covered front porch and a second-floor 13'6" by 29' primary suite and additional bedroom, with a front-yard setback of 24.6' (existing setback is 22.6'). The dwelling is located at **19 Gerard Road** in Residential District B, as shown on Assessor's Map 6C, Block 21, Lot

17 and recorded at the Plymouth County Registry of Deeds Certificate # 127304. The lot consists of 0.19-acres where one acre is required. The dwelling was built in 1952.

The application was duly noticed in *The Mariner* on 5/30/23 and 6/7/23 and posted at the Norwell Town Hall to fulfill requirements of the Open Meeting Law. The Applicant's representative from the office of OCO architecture, Paulette O'Connell, presented the application and responded to member questions. No one spoke in favor of or in opposition to this application either in person or in writing.

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

1. Application, dated 5/11/23, signed by the property owner, Samuel and Hannah Rothhaar as received and stamped by the Board of Appeals and by the Town Clerk on 5/11/23.
2. Deed copy
3. Exhibit A Legal Description of property parcel
4. Plot Plan of Land, Perkins Engineering, Inc.

FINDINGS: The Board made the following findings:

1. The property is located at 19 Gerard Road in Residential District B and includes an existing single-family dwelling that was built in 1952.
2. The lot consists of .19 acres with an existing setback from the street of 25' 4".
3. The Applicant is seeking to construct an approximate 825 sq ft two-story addition to the right of the existing dwelling, which will include a proposed first-floor 13' 6" by 29' kitchen/living room, a 10' by 9' back deck, a 13' 6" by 6' covered front porch and a second-floor 13' 6" by 29' primary suite and additional bedroom, with a front yard setback of 24.6' (existing setback is 22.6').
4. The Board may issue a Section 6 finding pursuant to M.G.L. c. 40A and Special Permit under § 201-3.3. B. 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, an allowed use in Residential District B, the Board finds the proposed addition complies with the front, side, and rear setback requirements and will not be more detrimental to the neighborhood and zoning district in a neighborhood of similar residences.
 - 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 B, 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,

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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, as an allowed use.

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 Barbour, Senteno, and Lynch **VOTED** unanimously to grant a **Section 6 Finding and Special Permit** to construct an approximate 825 sq ft two-story addition to the right of the existing dwelling, which will include a proposed first-floor 13’ 6” by 29’ kitchen/living room, a 10’ by 9’ back deck, a 13’ 6” by 6’ covered front porch and a second-floor 13’ 6” by 29’ primary suite and additional bedroom, per the plans, on property located at 19 Gerard Rd, subject to the following:

SPECIAL CONDITION: This decision shall in no way be interpreted to allow an “accessory dwelling unit” as currently defined in the Norwell Zoning Bylaw. That use is not granted by or permitted in this decision.

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.

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By unanimous vote of the Board of Appeals at its duly advertised meeting on May 19, 2021, its Clerk or Assistant Clerk is authorized to sign decisions on behalf of the panel members, which in this instance are:

Lois S. Barbour
Stephen H. Lynch
Daniel M. Senteno



Ralph J. Rivkind, as Clerk on behalf of Panel Members

Date Filed with Office of the Town Clerk

*This space reserved for
Date Stamp of Town Clerk*

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TOWN OF MONTEVILLE
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.