

**TOWN OF NORWELL
BOARD OF APPEALS**

P.O. Box 295
345 Main Street
Norwell MA 02061

Tel: 781.659.8018
Fax: 781.659.1892



APPLICATION FOR PUBLIC HEARING
Pursuant to MGL Chapters 40A and 41 and Norwell Zoning Bylaw

TOWN USE ONLY (Official Date Stamps below):

Received by Clerk of the Board: **RECEIVED**
FEB 27 2024
TOWN OF NORWELL
ZONING BOARD OF APPEALS

Received by Town Clerk's Office: **RECEIVED**
2024 FEB 29 PM 12:2
TOWN CLERK

Application Fee(s) Paid: \$125-

Technical Review Escrow (Amount applicable) _____

TO THE NORWELL BOARD OF APPEALS:

The undersigned hereby submits this application for the following action(s):

- ☒ Special Permit and/or Section 6 Finding (Other than an in-law apartment)
 Special Permit for In-Law Apartment (Form ZBA-1B, In-Law Apartment Affidavit, required.)
 Variance _____ Sign Variance _____
 Site Plan Review (Form ZBA-1A, Site Plan Review: Supplemental Information, required.)
 Other Powers (Check those applicable below or specify.) _____
 Appeal of Decision of Building Inspector/Zoning Official
 Enforcement Action _____

APPLICANT(S) (Name/Mailing Address): Timothy + Sally Godin
5 Madison Court Norwell, MA 02061

Tel. 781-718-8129 Fax N/A email: salvolpe1@verizon.net

PROPERTY OWNER (include mailing address, if different from applicant): _____

Tel. _____ Fax _____ email: _____

APPLICANT'S REPRESENTATIVE (include mailing address, if other than applicant): _____

Paulette O'Connell OCO architecture :: design
80 Front Street Scituate, MA 02066

Tel. 617-699-8395 Fax NA email: paulette@ocoarch.com

PROPERTY LOCATION: 5 Madison Court

Upland Area (acres or square footage): 21,520 sf **Wetland Area:** N/A

Total Land Area (acres or square footage): 21,520 sf **Lot Frontage:** 115.71 ft.

Lot conforms to existing zoning bylaw (If no, explain.): yes no
The lot is an existing / non-conforming. It is under
one acre in size at 21,520 sf.

Assessors Map, Block, and Lot No. of all parcels Map 18A, Block 32, Lot 1

Registry of Deeds Book and Page No. LCC 111194
or Certificate of Title number for all parcels (Required 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 _____ (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):

When did owner purchase this property? _____ Year built 1967

Type of Structure(s) (existing or proposed): Single Family Residence

Current Use: Residential Proposed Use: Residential

Status of building permit? (Indicate date issued, denied, or if pending) Denied

Has the applicant or former owner made any previous application regarding this property? No

If yes, indicate dates and circumstances and **attach prior decision copies**: _____

SECTION(S) OF BYLAW from which relief is requested:

Article 4, Section 201-4.4, Part B, Note (c). Article 9, Section 201-9.2, Lot Area, Part A. Article 9, Section 201-9.4 Required Yards, Part A Front Yard.

REASONS FOR APPLICATION (state briefly):

We are seeking relief to build an addition to a single family residence on a non-conforming lot. It includes a second story addition over an existing attached garage. The addition does not increase the building footprint and is within the front/side and rear yard setbacks. Also, the plan is to increase the size of the granite stoop and add a cantilevered cover at the front door. Neither of which is building a foundational structure but will protrude into the front yard setback. The dimensions are as follows, 31.5 feet to the stoop and 32.2 feet to the overhang. Note, the existing eaves of the home encroach into the front yard setback at 33.6 feet.

APPLICATION CHECKLIST: The following information is required to complete the application. Any supplemental material must be submitted to the Board of Appeals *at least five business days in advance of the scheduled hearing date for owner-occupied single-family residences, or, for commercial applications requiring peer review, a minimum of fifteen business days.* Delay in submission of all required documentation may adversely impact the ability of the Board of Appeals to act in a timely manner. Additionally, the applicant shall:

- Provide evidence of legal standing, satisfactory to the Board,
- Provide a copy of a certified Plot Plan, stamped by the professional that prepared it, showing the subject property,
- Comply with the application requirements of all appropriate sections of the Norwell Board of Appeals' *Rules and Regulations and General Information*,
- Provide sufficient copies of the complete application and supporting documentation to satisfy the purposes of the Board of Appeals and the Office of the Town Clerk. A minimum of six (6) copies is required. *Additional copies for other Town Boards or agencies, as required for commercial applications.*
- List of Town Boards or other agencies with dates of scheduled meeting(s).
- Provide general information regarding the proposed project and seek the support of abutters of the subject property.

Important Note: All commercial property applicants shall meet the requirements of the Design Review Board, Board of Health, Conservation Commission, Planning Board, Fire Chief, Water Department, and other jurisdictional departments or agencies having authority in this matter. The Board of Appeals reserves the right to (1) continue the public hearing until all such agency recommendations, Conditions, Orders, and/or Decisions are received and reviewed, or (2) in cases where there is undue delay in obtaining required approvals, the Board of Appeals may deny for lack of sufficient information or require that the Applicant withdraw the Application and refile as a new Application.

Further, each applicant shall familiarize him/herself with the Norwell Zoning Bylaw and any other local regulations that may apply, including State and Federal laws. If the applicant designates a representative to act on his/her/its behalf, the applicant shall provide *written authorization* to the Board of Appeals in advance of any appearance by that representative before the Board.

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 reviewed this application with all its supporting documentation and certifies that the proposed project is accurately represented. We hereby request a public hearing before the Board of Appeals in the matter referenced herein.

Owner: [Signature] Date 2/6/24
(Signature)

[Signature] Date 2.6.24
(Signature)

Applicant: [Signature] Date _____
(Signature (not the property owner))

Applicant's interest is: Owner ☐ Tenant ☐ Agent/Attorney ☐ Other (specify) Architect

This space reserved for Building Inspector comments. (Please note if such comments are attached.)

QUITCLAIM DEED

We, **EDWARD T. QUINN AND MILDRED E. QUINN A/K/A MILDRED E. GODING**, as Tenants by the Entirety, of 176 Park Street, Livermore Falls, Maine,

for consideration paid and in full consideration of **THREE HUNDRED THIRTY EIGHT THOUSAND (\$338,000.00) DOLLARS** grant to:

TIMOTHY R. GODIN AND SALLY GODIN, husband and wife, as Tenants by the Entirety, of 160 Burkhall Street, Unit 313, Weymouth, Massachusetts

WITH QUITCLAIM COVENANTS, the following premises in Plymouth County, Massachusetts:

LOCUS: 5 Madison Court, Norwell, Massachusetts 02061

That certain parcel of land, with the buildings thereon, situated in Norwell, in the County of Plymouth and Commonwealth of Massachusetts, bounded and described as follows:

SOUTHWESTERLY by Madison Court one hundred fifteen and 71/100 (115.71) feet;

NORTHWESTERLY by land now or formerly of Ralph V. Bates two hundred thirty-four and 55/100 (234.55) feet;

NORTHEASTERLY by Lot 28 on the plan hereinafter mentioned eighty-five and 03/100 (85.03) feet; and

SOUTHEASTERLY by Lot 2 on said plan two hundred two and 83/100 (202.83) feet.

Being Lot 1 as determined by the Court to be located as shown on sheet 2 of Plan #32905A, drawn by Loring H. Jacobs, Surveyor, dated September 26, 1963, November 16, 1965 and June 30, 1965, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title No. 38527

Said lot is conveyed together with a right to use the ways shown on said Plan for all purposes to which public ways are put in the Town of Norwell as set forth in a certain deed from Barbuto Realty Trust by Trustees to Eugene A. Mattie, dated June 28, 1966, filed and registered as document #108072.

So much of said lot as lies within the limits of the areas marked "Drain Easement (20.00) wide" approximately shown on said plan, is subject to the easement set forth in a grant made by Frank S. Barbuto, Sr. et al, Trustees of the Barbuto Realty Trust to the Town of Norwell, dated September 24, 1964, duly recorded in Book 3163, Page 30.

Said lot is also subject to an easement from Barbuto Realty Trust by Trustees to the Brockton Edison Company et al, dated June 7, 1966, filed and registered as document #107741.

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TOWN OF NORWELL
TOWN CLERK

Said lot is also subject to any rights acquired by the Town of Norwell by reason of a taking, dated February 29, 1968, filed and registered as document #118370.

For our title, see deed from Mary G. Jacques, dated January 30, 1997 and recorded with the Plymouth County District of the Land Court as Document Number 406322.

WITNESS OUR HANDS AND SEALS THIS 15th DAY OF OCTOBER, 2007.


Edward T. Quinn

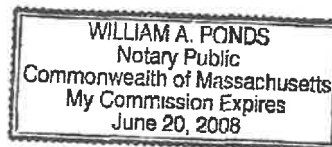

Mildred E. Quinn a/k/a Mildred E. Goding

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 15th day of October, 2007, before me, the undersigned notary public, personally appeared Edward T. Quinn and Mildred E. Quinn a/k/a Mildred E. Goding, proved to me through satisfactory evidence of identification, which was/were their licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.





PLYMOUTH
DEEDS REG#25
PLYMOUTH

CANCELLED

10/16/07 12:31PM 01
000000 #5456

FEE \$1541.28

CASH \$1541.28

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2007 FEB 29 PM 12:21

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TOWN CLERK

TOWN OF NORWELL
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Plymouth Registry District

628874

Received for Registration

16 OCT 2007

12:17PM

Transaction: 24

Fee: 125.00

Consideration: 338,000

New Certificate No.: 111194

Book-Page: 555-194

Affected Cert(s): 90935

Pages: 3

SS 1541.28

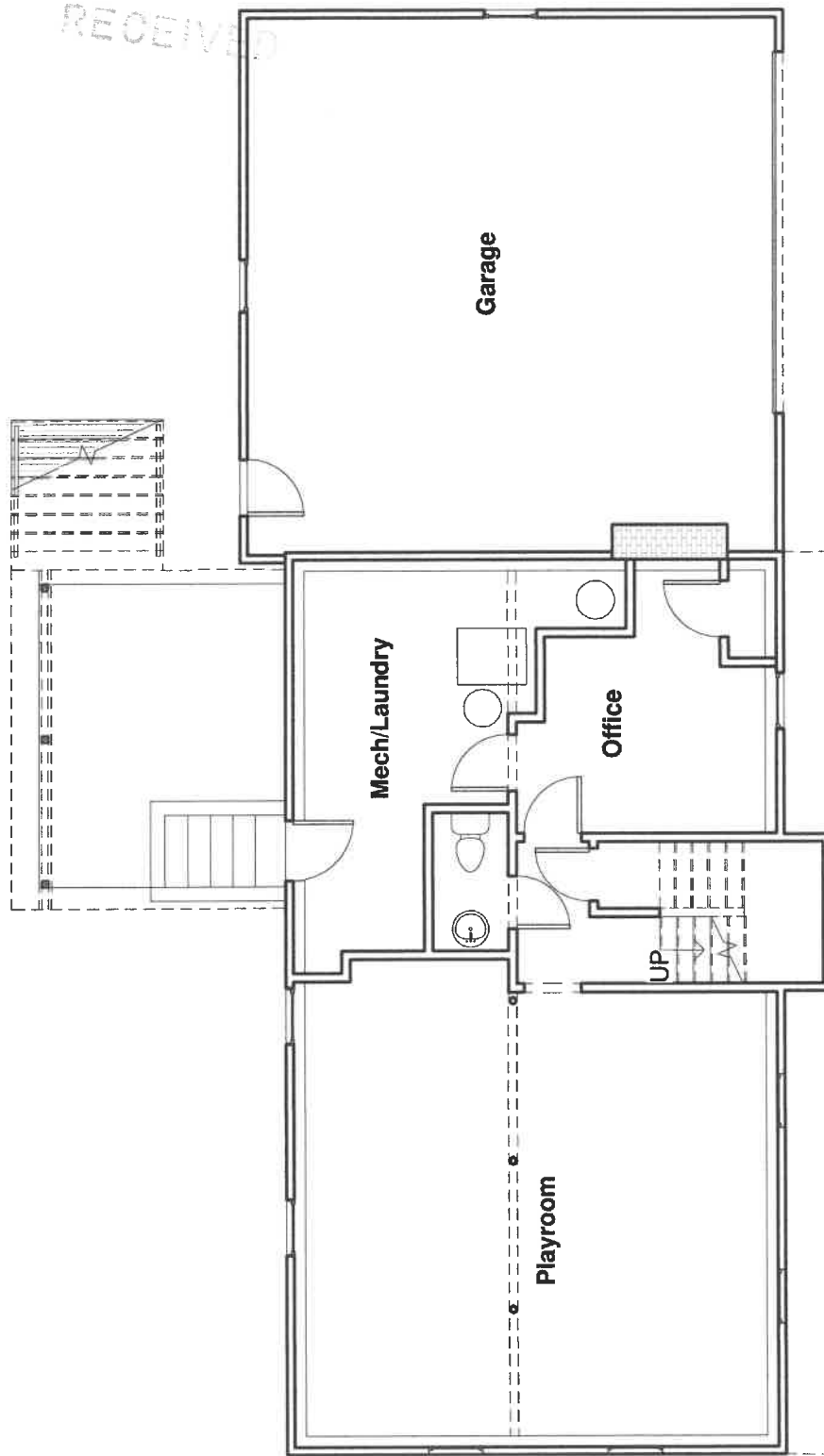
2)

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pp 1.02

125.00

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RECEIVED



scale : 1/8" = 1'-0"
date: 01.24.24
file: godin_ZBA

EX01

5 Madison Court
Basement Plan

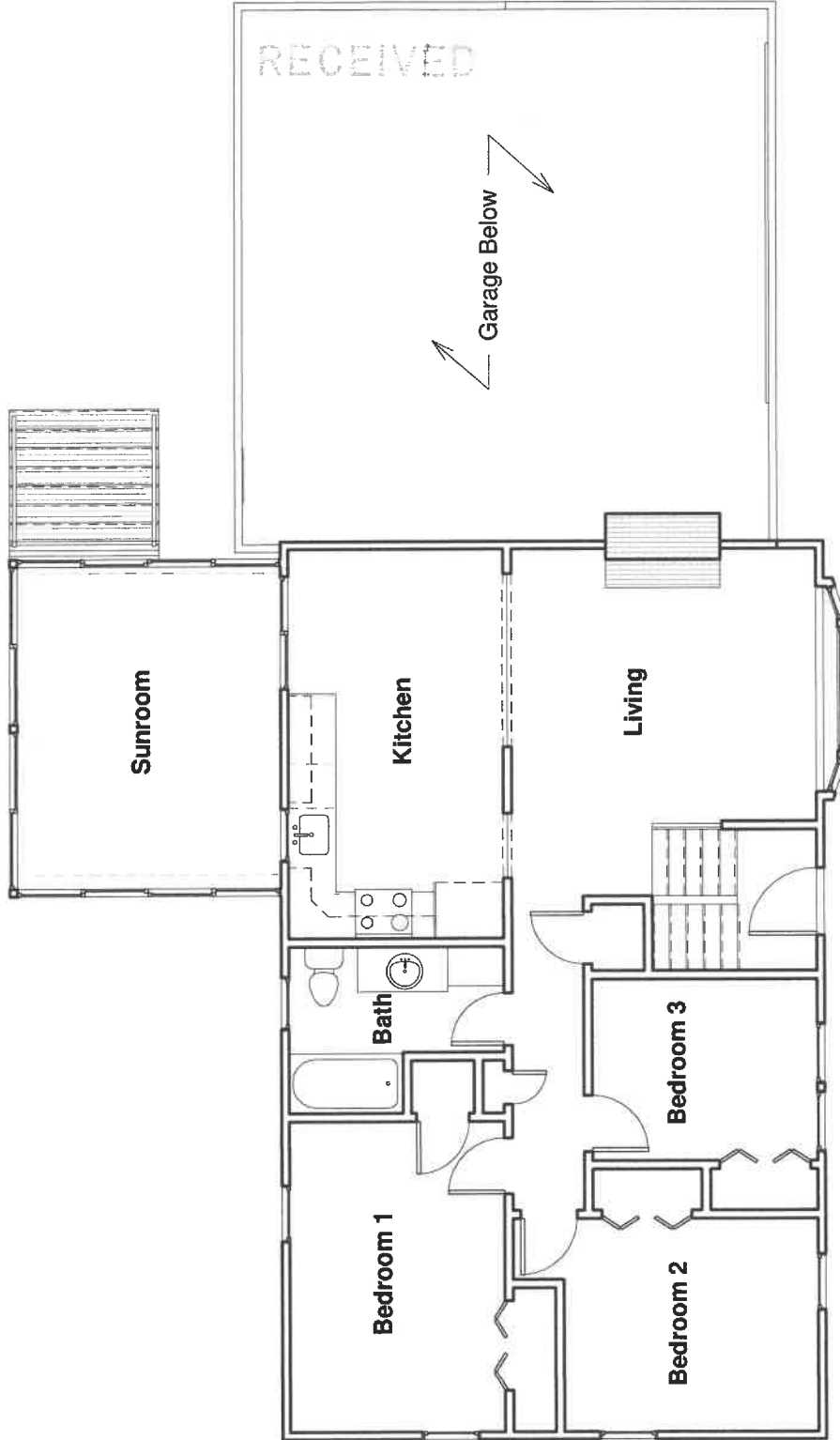
80 front street
scituate, ma 02066
p: 617.699.8395
e: info @ ocoarch.com



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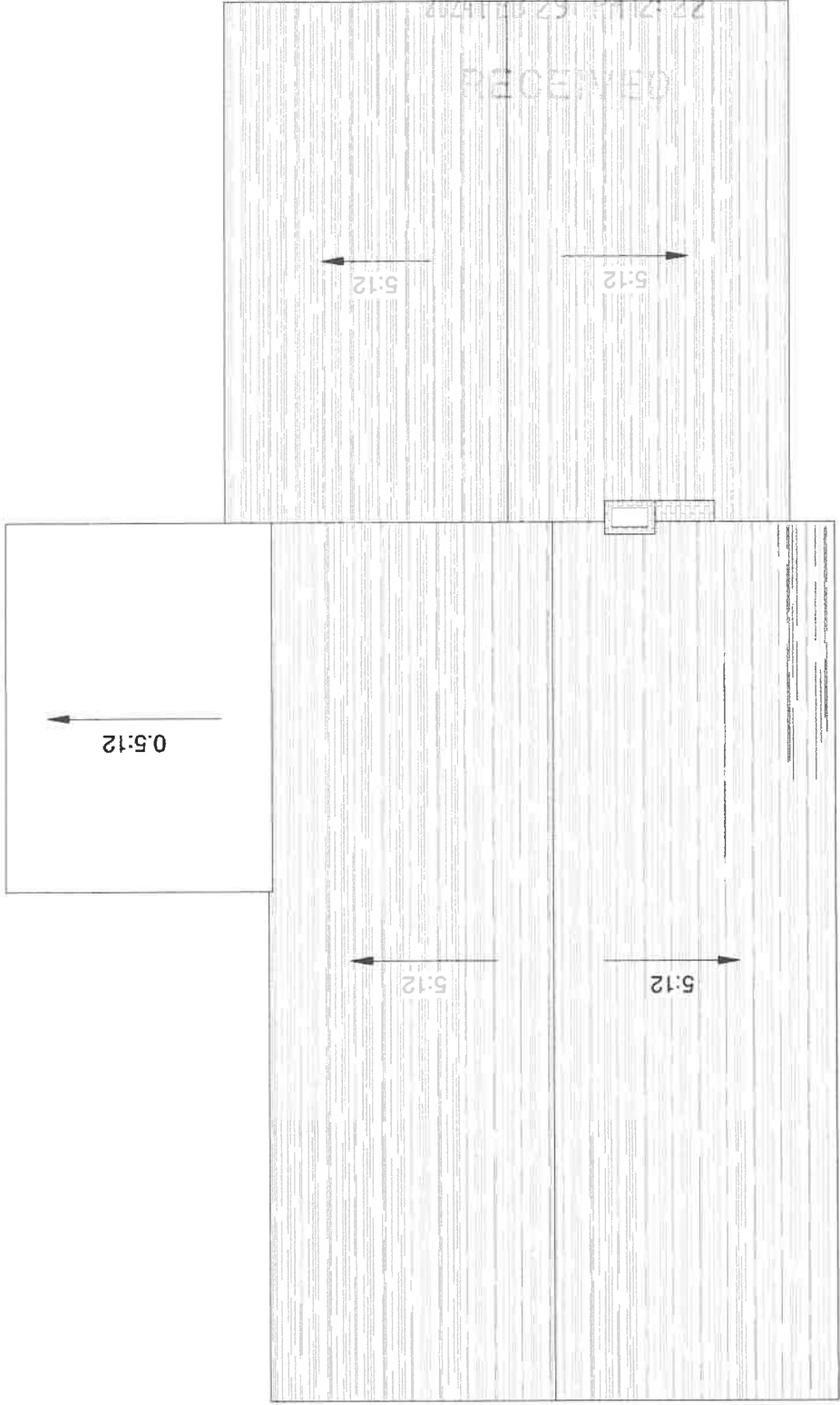
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date: 01.24.24
file: godin_ZBA

EX02

5 Madison Court
First Floor Plan

80 front street
scituate, ma 02066
p: 617.699.8395
e: info @ ocoarch.com

OCO
architecture::design



TOWN OF NORWELL
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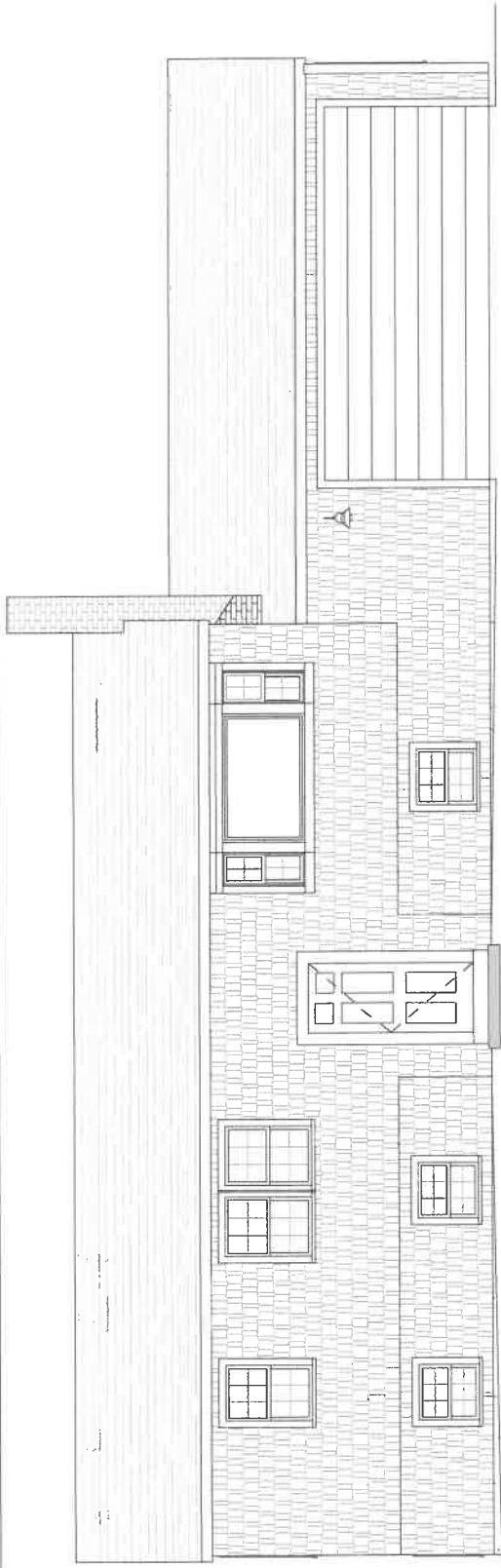
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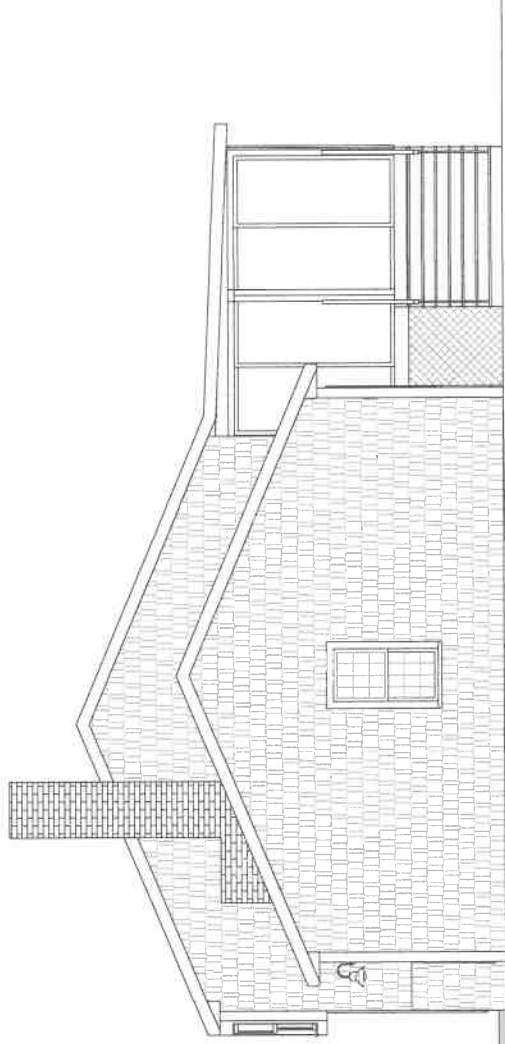
5 Madison Court
Roof Plan

80 front street
scituate, ma 02066
p: 617.699.8395
e: info @ ocoarch.com





1 Front
1/8" = 1'-0"



2 Garage Side
1/8" = 1'-0"

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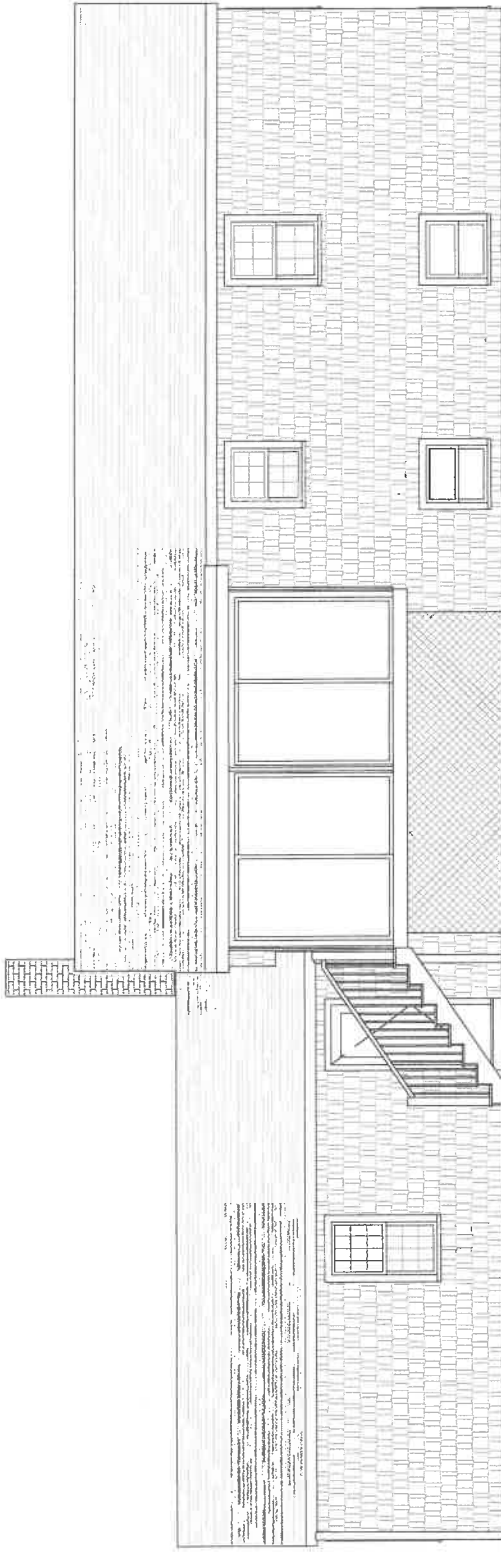
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file: godin_ZBA

EX04

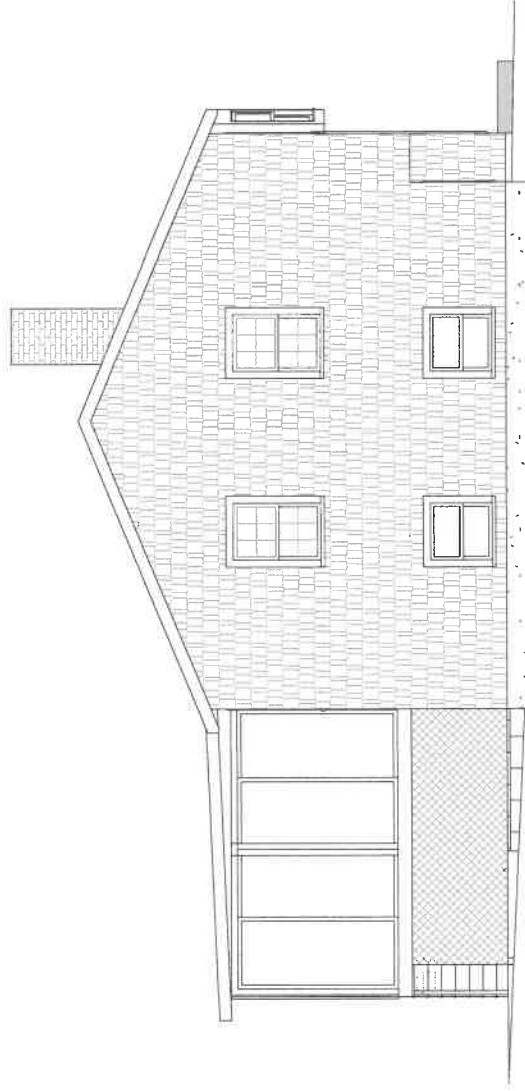
5 Madison Court
Elevations

80 front street
scituate, ma 02066
p: 617.699.8395
e: info@ocoarch.com

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1 Rear
1/8" = 1'-0"



2 Bedroom Side
1/8" = 1'-0"

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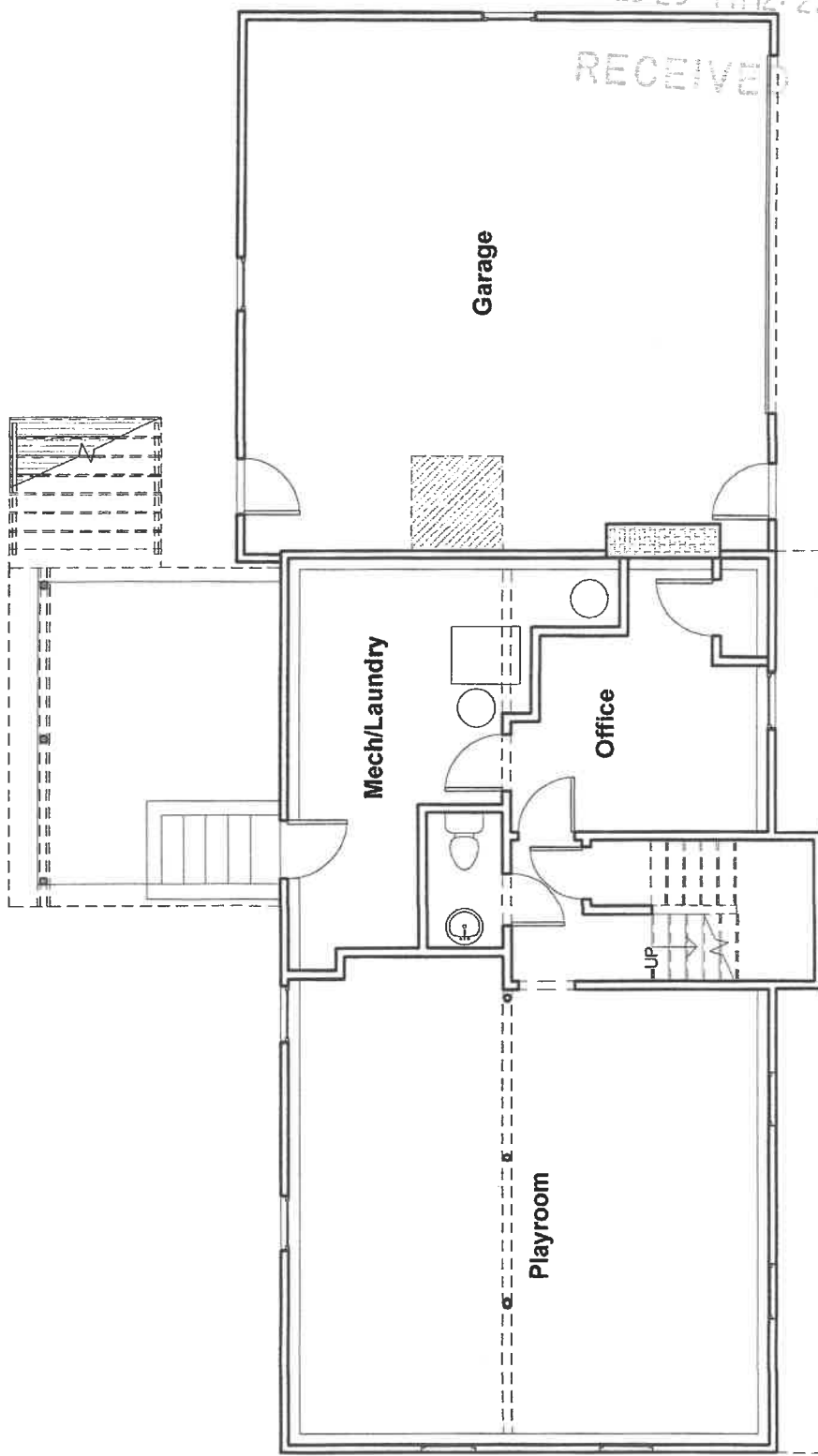


80 front street
scituate, ma 02066
p: 617.699.8395
e: info @ ocoarch.com

5 Madison Court
Elevations

EX05

scale : 1/8" = 1'-0"
date: 01.24.24
file: godin_ZBA



TOWN OF NORWELL
TOWN CLERK
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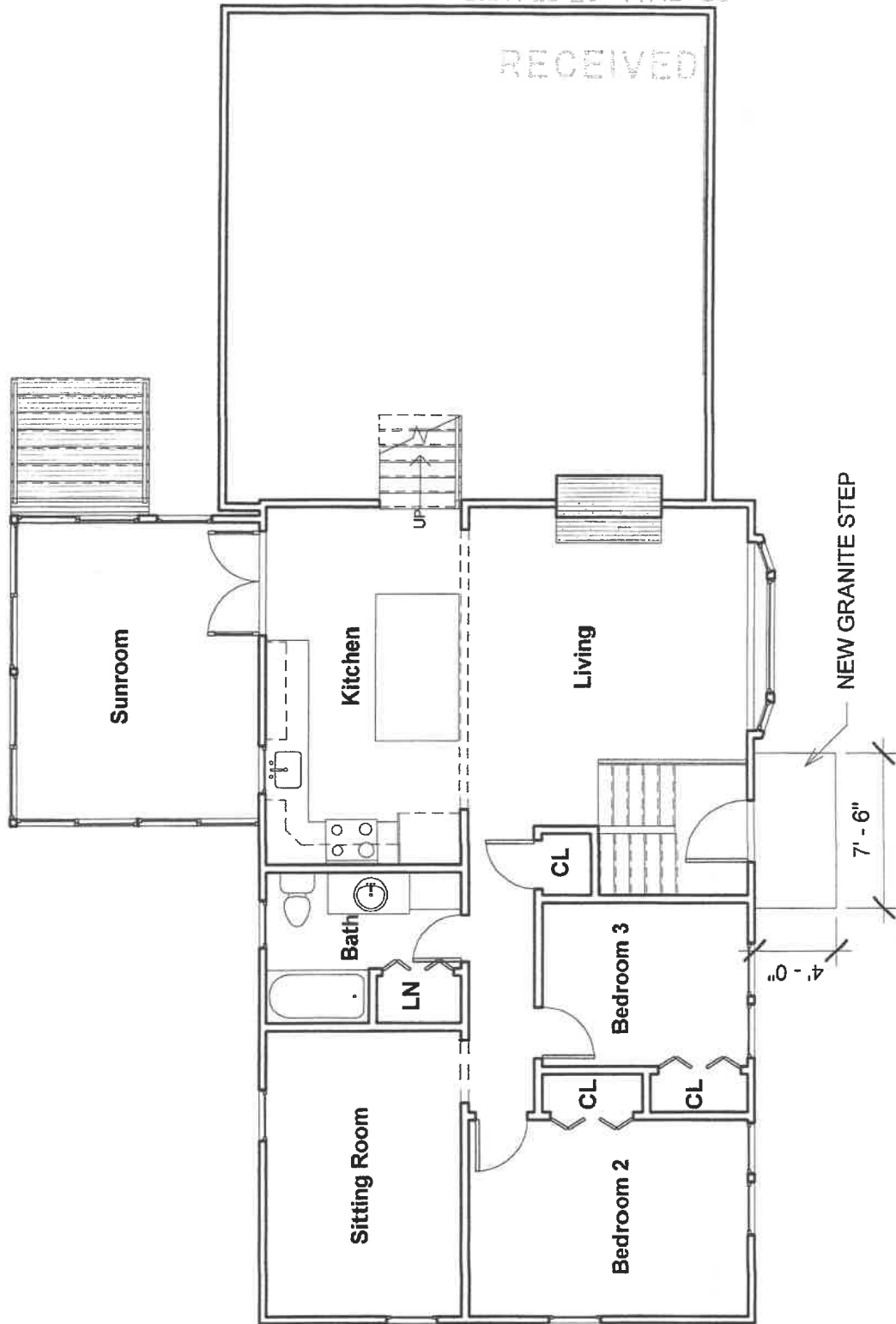
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date: 01.24.24
file: godin_ZBA

A01

5 Madison Court
Basement Plan

80 front street
scituate, ma 02066
p: 617.699.8395
e: info @ ocoarch.com





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scale : 1/8" = 1'-0"
date: 01.24.24
file: godin_ZBA

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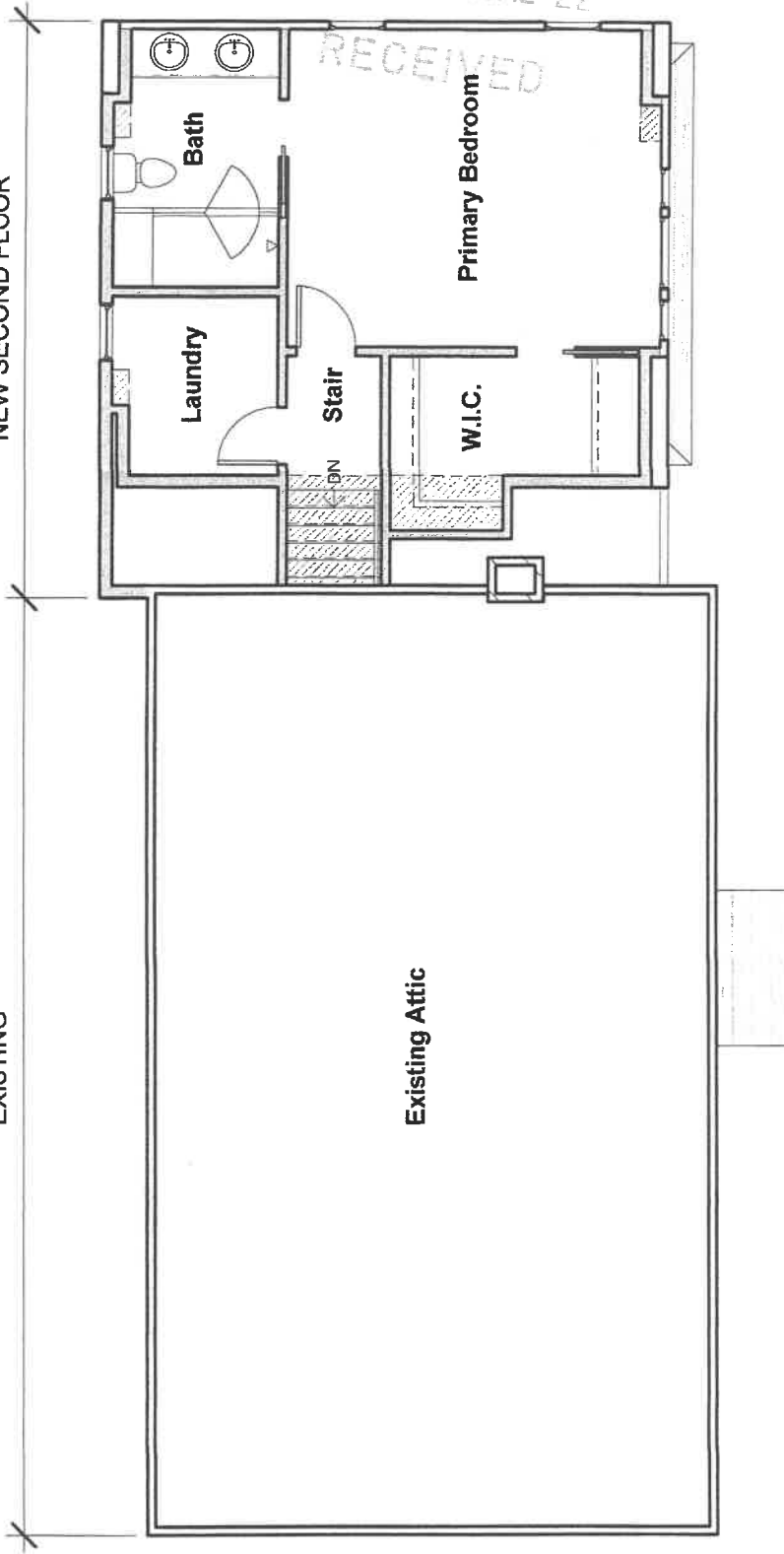
5 Madison Court
First Floor Plan

80 front street
scituate, ma 02066
p: 617.699.8395
e: info@ocoarch.com



EXISTING

NEW SECOND FLOOR



80 front street
scituate, ma 02066
p: 617.699.8395
e: info @ ocoarch.com

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5 Madison Court
Second Floor Plan

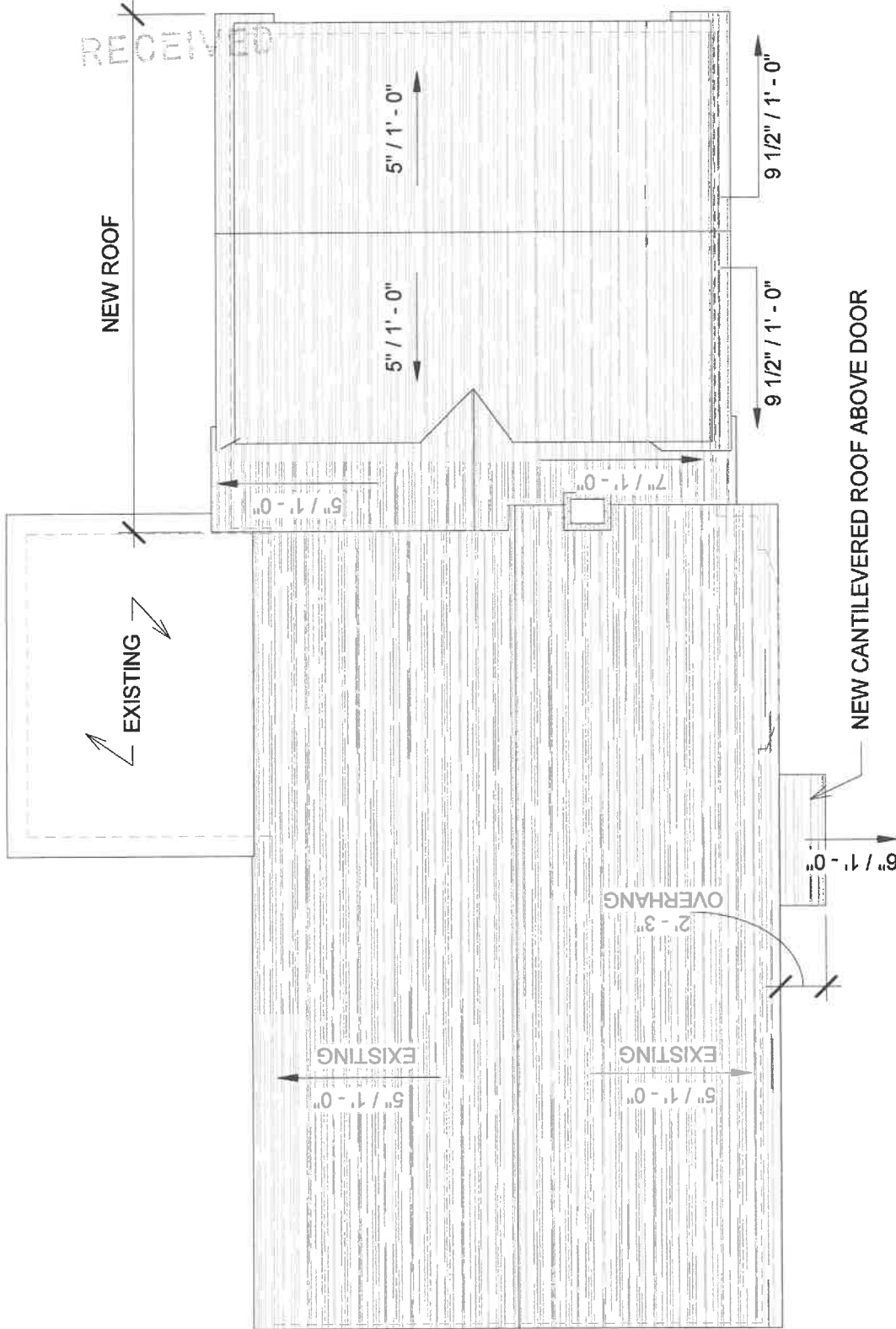
A03

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date: 01.24.24
file: godin_ZBA

TOWN OF NORWELL
TOWN CLERK

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scale : 1/8" = 1'-0"
date: 01.24.24
file: godin_ZBA

A04

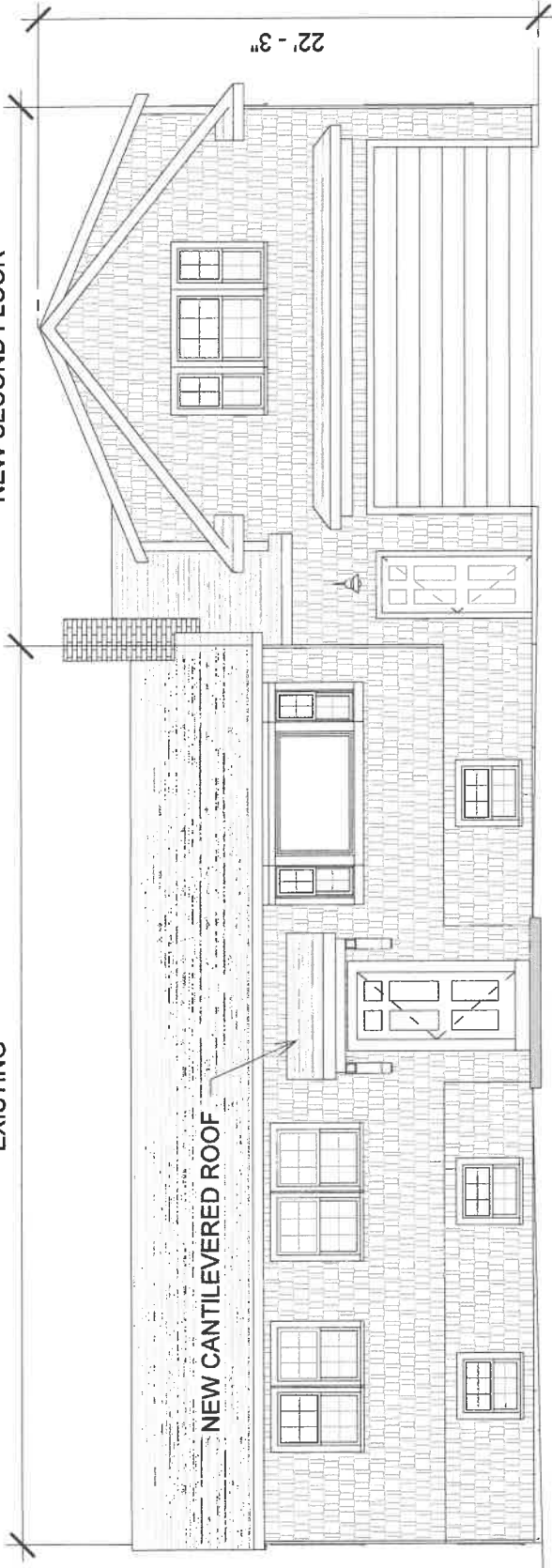
5 Madison Court Roof Plan

80 front street
scituate, ma 02066
p: 617.699.8395
e: info @ ocoarch.com

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architecture::design

EXISTING

NEW SECOND FLOOR

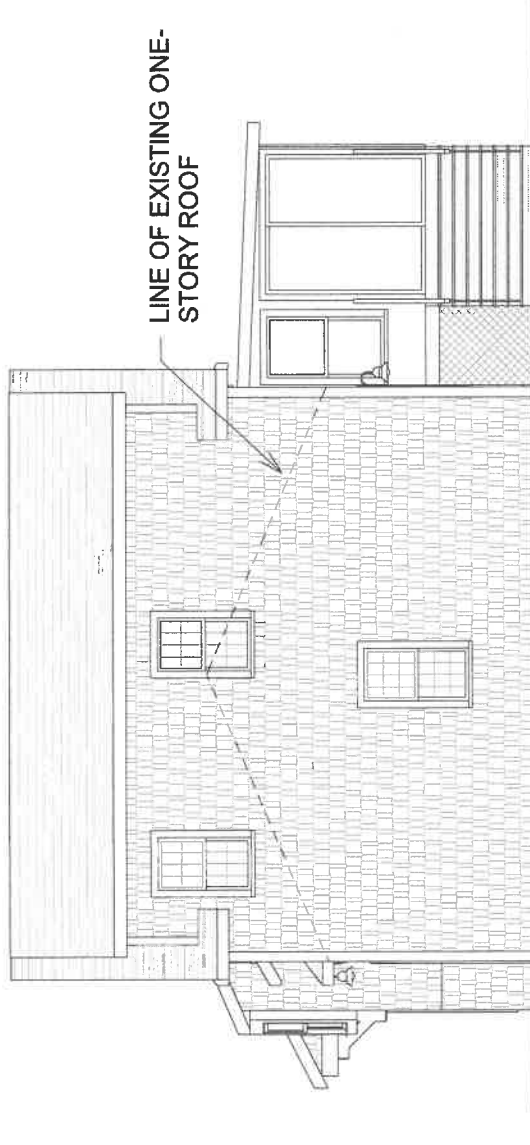


1 Front

1/8" = 1'-0"

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LINE OF EXISTING ONE-
STORY ROOF



2 Garage Side

1/8" = 1'-0"

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e: info@ocoarch.com

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5 Madison Court
Elevations

A05

scale : 1/8" = 1'-0"
date: 01.24.24
file: godin_ZBA

NEW SECOND FLOOR

EXISTING

1 Rear
1/8" = 1'-0"

2 Bedroom Side
1/8" = 1'-0"

TOWN OF NORWELL
TOWN CLERK
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RECEIVED

80 front street
scituate, ma 02066
p: 617.699.8395
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architecture::design

5 Madison Court
Elevations

A06

scale : 1/8" = 1'-0"
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file: godin_ZBA

