


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 by Town Clerk's Office: _____

RECEIVED
 APR 02 2024

TOWN OF NORWELL
 ZONING BOARD OF APPEALS

Application Fee(s) Paid: \$125

Technical Review Escrow (Amount applicable) _____

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 TOWN OF NORWELL
 ZONING BOARD OF APPEALS

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): Ancish + Caitlin Arora
51 John Adams Drive Norwell, MA

Tel. 339.206.1208 Fax N/A email: ancish.arora@gmail.com

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, Suite 1R Scituate, MA 02066

Tel. 617.699.8395 Fax N/A email: paulette@ocoarch.com

PROPERTY LOCATION: 51 John Adams Drive

Upland Area (acres or square footage): 22,024.6 SF Wetland Area: N/A

Total Land Area (acres or square footage): 22,024.6 SF Lot Frontage: 125 ft.

(0.51 ACRES)

Lot conforms to existing zoning bylaw (if no, explain.): yes (no)

The lot area is .51 acres, less than the required 1 acre per Section 201-9.2 A. The lot width is 123.34 feet, less than the required width of 150 ft, per Section 201-9.3 B

Assessors Map, Block, and Lot No. of all parcels Map 18A Block 32 Lot 12

Registry of Deeds Book and Page No. # 110332 Pg. 132
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 _____

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BUFFER ZONE REQUIREMENTS (Identify for each applicable zoning district): N/A

When did owner purchase this property? March 30, 2007 Year built 1967

Type of Structure(s) (existing or proposed): Single Family Residence w/ Attached Garage

Current Use: Residential Proposed Use: Residential

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

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) – Alteration to a main dwelling on existing non-conforming lot with a non-conforming front yard setback. Article 9, Section 201-9.4 A (1) Front Yard, Residential B 34'-0".

REASONS FOR APPLICATION (state briefly): _____

Per Article 4, Section 201-4.4, Part B, Note (c) we are requesting a Special Permit to build an addition on a non-conforming lot. The plan is to add a new second floor to a single level home. The roofline will increase in height from 17'-11" ft to 25'-4". The proposed height is less than the maximum height of 34 ft per Section 201-9.6. The footprint will remain the same, with the exception of the front stoop that will be relocated to align with the new front door. The existing stoop encroaches into the front yard setback (31.6 ft versus 35 ft). The new stoop will not encroach any further than the existing.

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:

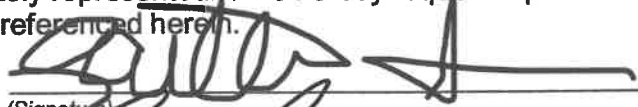

- Provide evidence of legal standing, satisfactory to the Board,
- Provide a copy of a certified Plot Plan, stamped by the professional that prepared it, showing the subject property,
- Comply with the application requirements of all appropriate sections of the Norwell Board of Appeals' *Rules and Regulations 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.

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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. I/We hereby request a public hearing before the Board of Appeals in the matter referenced herein.

Owner:  Date 3/19/24
 (Signature) _____ Date _____
 (Signature)  Date 3/19/24
 (Signature) _____ Date _____

Applicant: _____ Date _____
 (Signature if not the property owner)

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

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

CLERK OF NORWELL
TOWN CLERK

RECORDED
MAR - 4 PM 12:22

DEED

I, ~~MARY A. ABBRUZZESE~~ of Norwell, Plymouth County, Massachusetts,
for consideration paid and in full consideration of THREE HUNDRED SIXTY SEVEN
THOUSAND and 00/100 (\$367,000.00) DOLLARS grant to ~~ANEISH S. ARORA~~ and
~~CAFFLIN M. O'NEIL~~, as joint tenants with rights of survivorship, of 51 John Adams—
Drive, Norwell, Plymouth County, Massachusetts, with QUITCLAIM COVENANTS,

the following:

The land in Norwell, Plymouth County, Massachusetts and more particularly
described as follows:

Being ~~Lot 12~~ as determined by the Court to be located as shown on sheet 3 of plan
#32905A, drawn by Loring H. Jacobs, Surveyor, dated September 25, 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.

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
Brockton Edison Company et al, dated June 7, 1966, filed and registered as document
#107741.

Said lot is also subject to any rights acquired b the Town of Norwell by reason of a
taking dated April 8, 1968, filed and registered as document #118369.

Property Address: 51 John Adams Drive, Norwell, MA 02061

For my title reference see deed dated and recorded with the Land Court at Plymouth
County Certificate No. 102448.

CANCELLED

PLYMOUTH
DEEDS REG#25
PLYMOUTH
03/30/07 2:13:28 PM
000000 #4631

FEE Book A \$1673.52

CASH \$1673.52

Witness my hand and seal this 30 day of March, 2007.

Mary A. Abbruzzese
MARY A. ABBRUZZESE

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 30th day of March, 2007, before me, the undersigned Notary Public, personally appeared, MARY A. ABBRUZZESE, proved to me through satisfactory evidence of identification which was MA license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

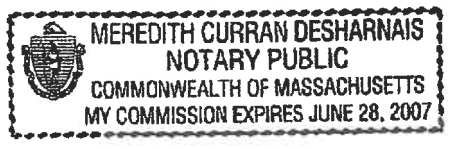
Meredith Curran Desharnais
Notary Public -

My Commission Expires: 06/28/07

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Plymouth Registry District

620350

Received for Registration

30 MAR 2007

01:26PM

Transaction: 28

Fee: 125.00

Consideration: 367,000

New Certificate No.: 110332

Book-Page: 551-132

Affected Cert(s): 102448

Pages: 3

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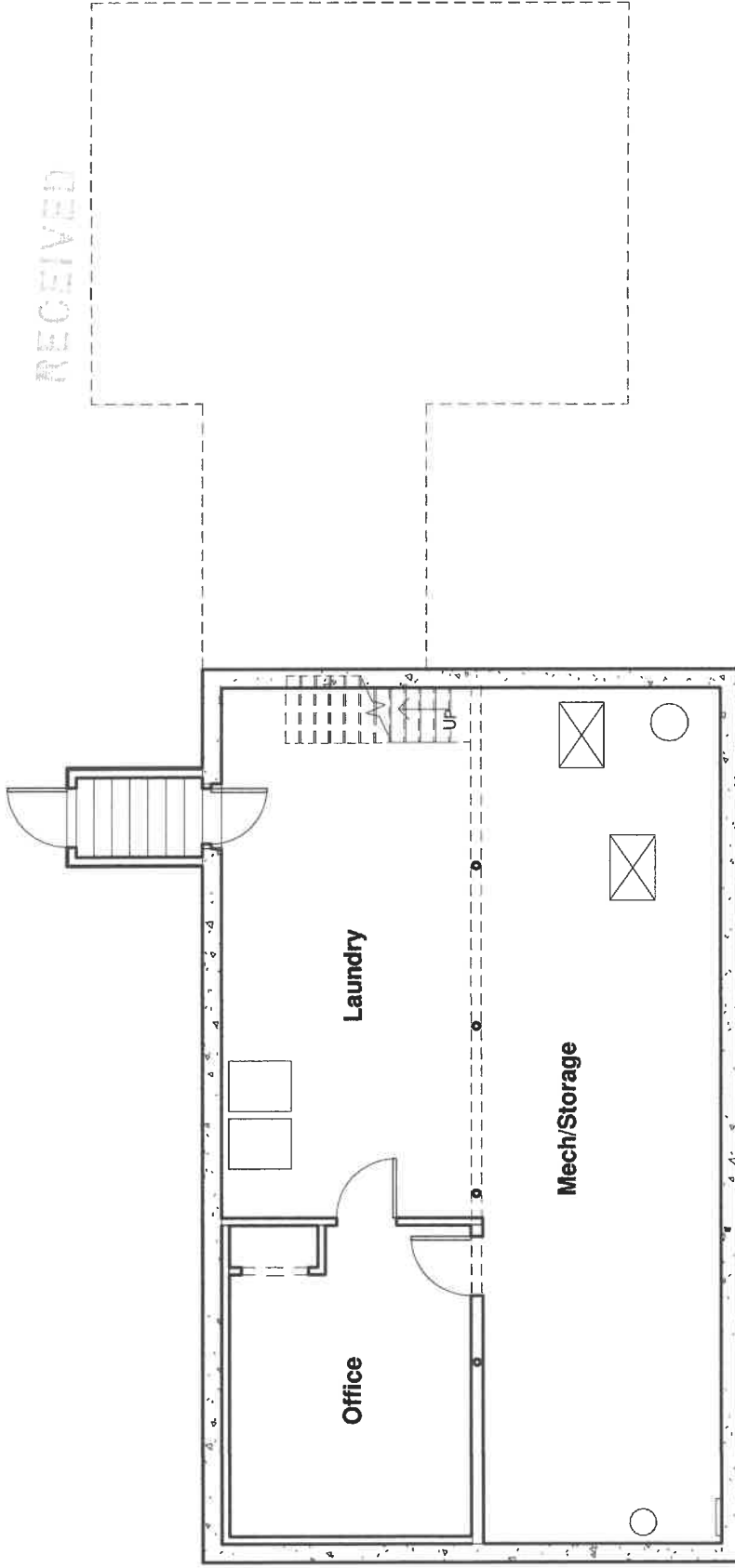
5 # 1073.52
\$ 125.00
3-pgs

Cert 102448

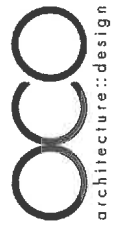
TOWN OF NORWELL
TOWN CLERK

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



51 John Adams Drive
Existing Basement Plan

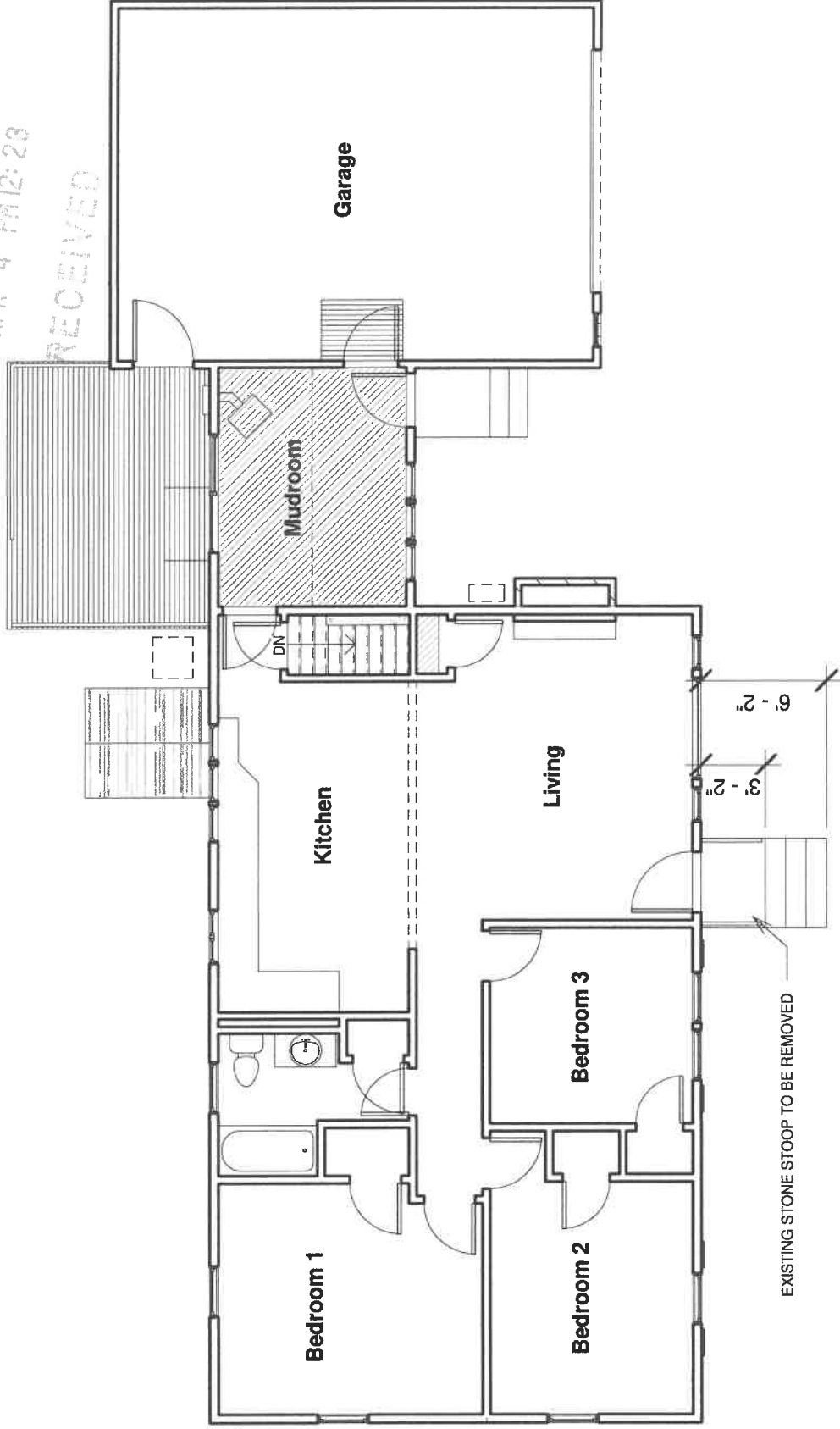
EXOB

scale : 1/8" = 1'-0"
date: 03.13.24
file: arora_ZBA

TOWN OF NORWELL
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RECEIVED



scale : 1/8" = 1'-0"
date: 03.13.24
file: arora_ZBA

EX01

51 John Adams Drive Existing First Floor Plan

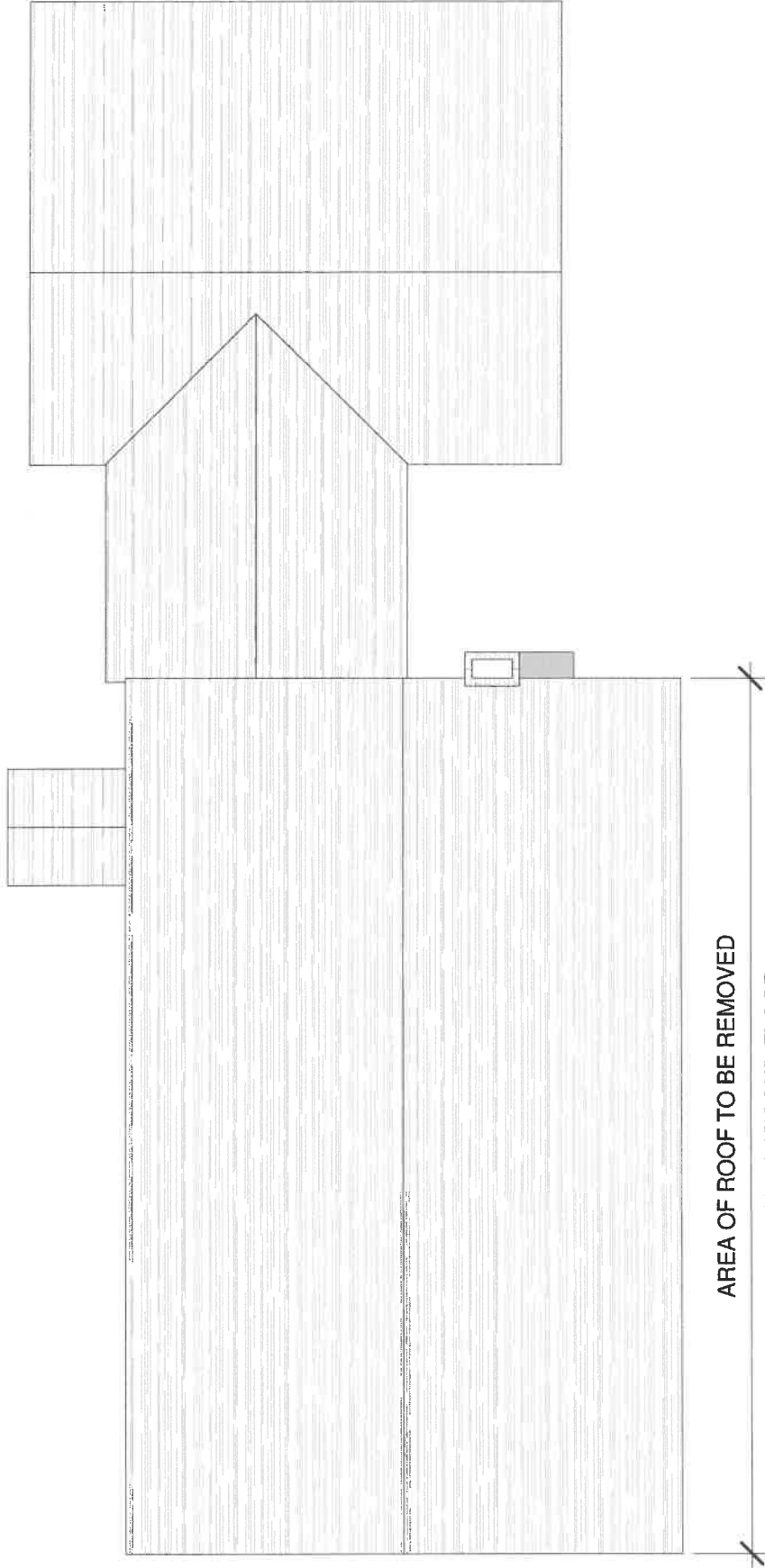
80 front street
scituate, ma 02066
p: 617.699.8395
e: info@ocoarch.com



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AREA OF ROOF TO BE REMOVED
FOR NEW SECOND FLOOR

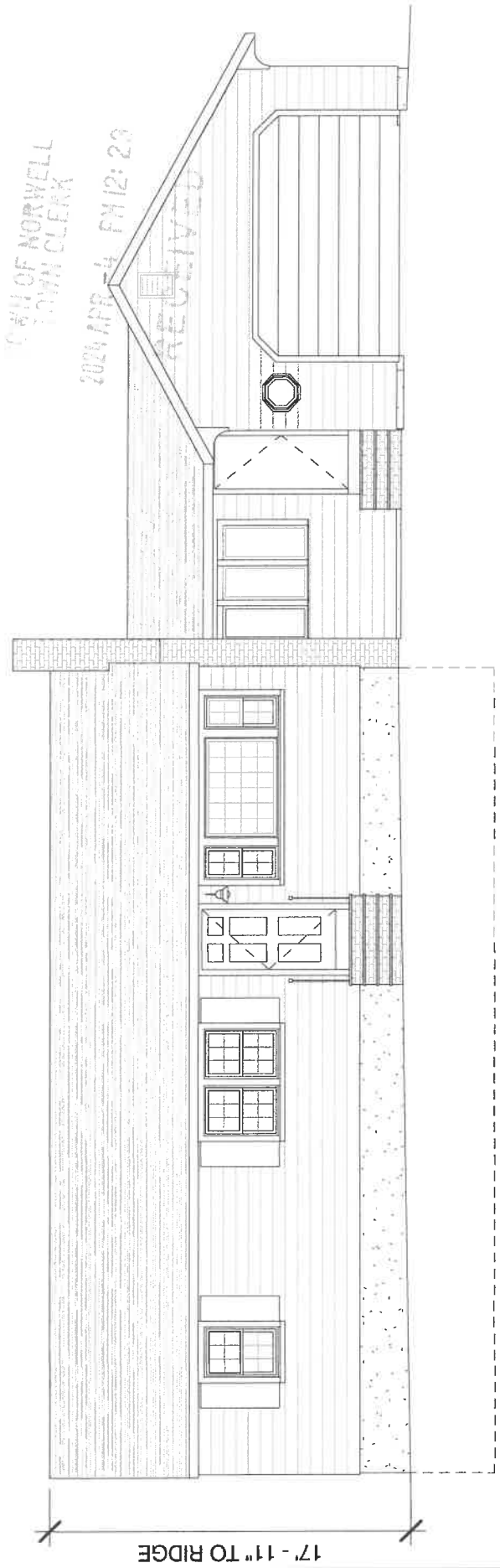
80 front street
scituate, ma 02066
p: 617.699.8395
e: info @ ocoarch.com

OCO
architecture :: design

51 John Adams Drive
Existing Roof Plan

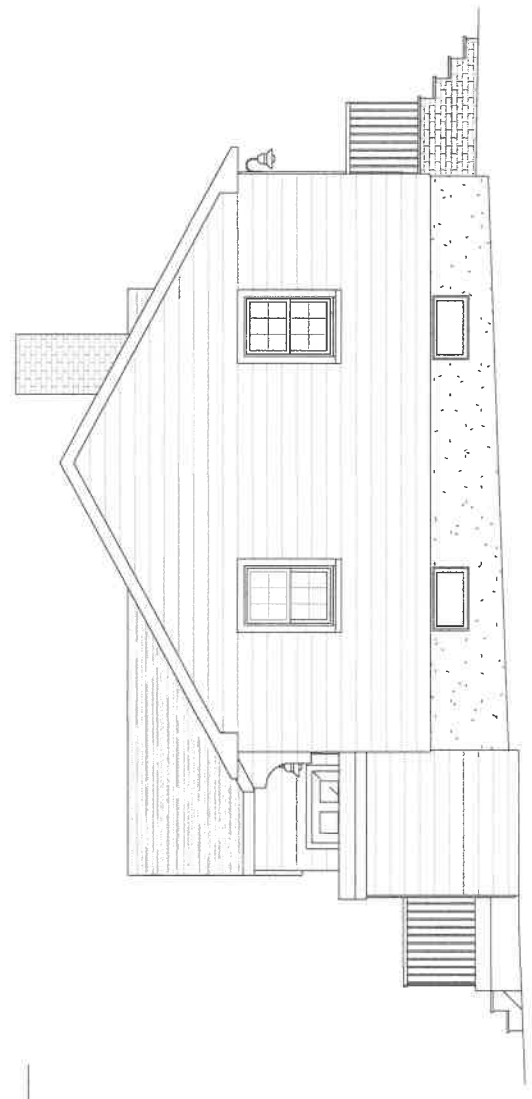
EX02

scale : 1/8" = 1'-0"
date: 03.13.24
file: arora_ZBA



TOWN OF NORWELL
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1 Front
 1/8" = 1'-0"



2 East
 1/8" = 1'-0"

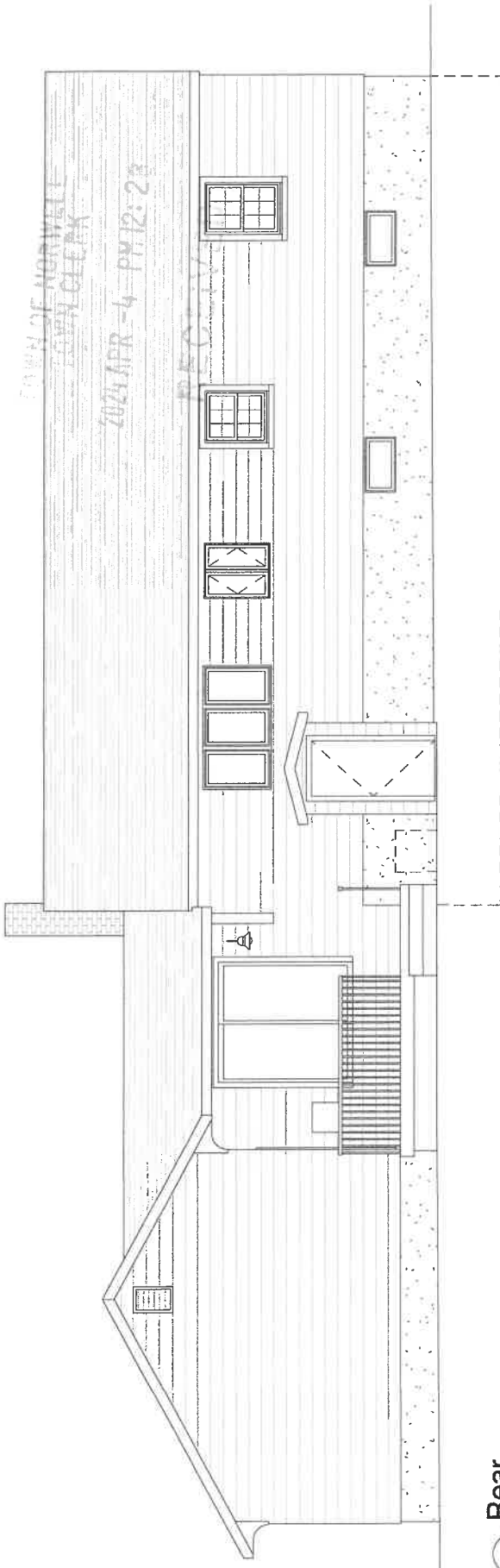


80 front street
 scituate, ma 02066
 p: 617.699.8395
 e: info @ ocoarch.com

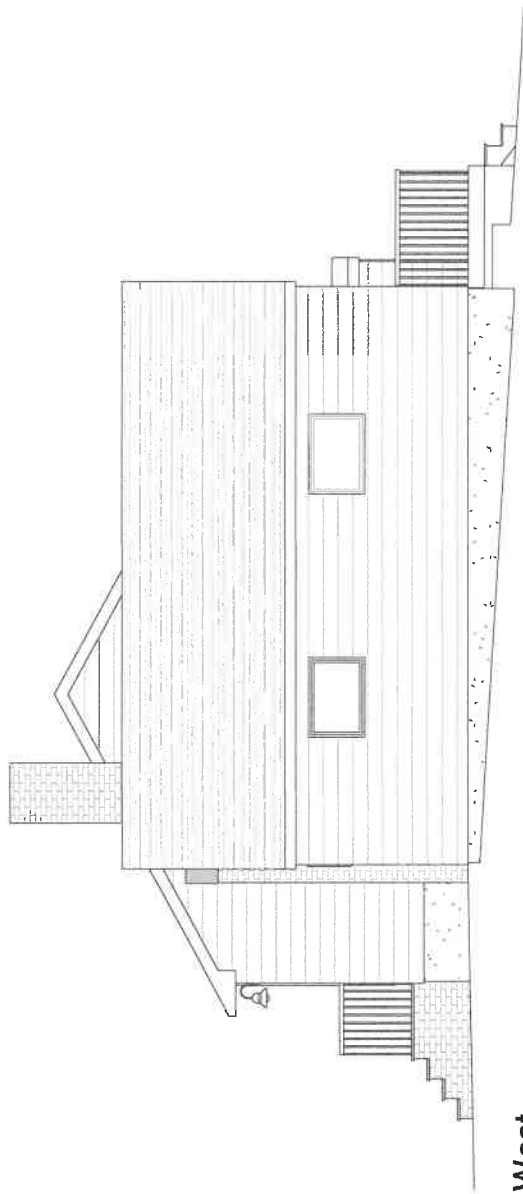
51 John Adams Drive
 Existing Elevations

EX03

scale : 1/8" = 1'-0"
 date: 03.13.24
 file: arora_ZBA



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



2 West
1/8" = 1'-0"



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

51 John Adams Drive
Existing Side Elevations

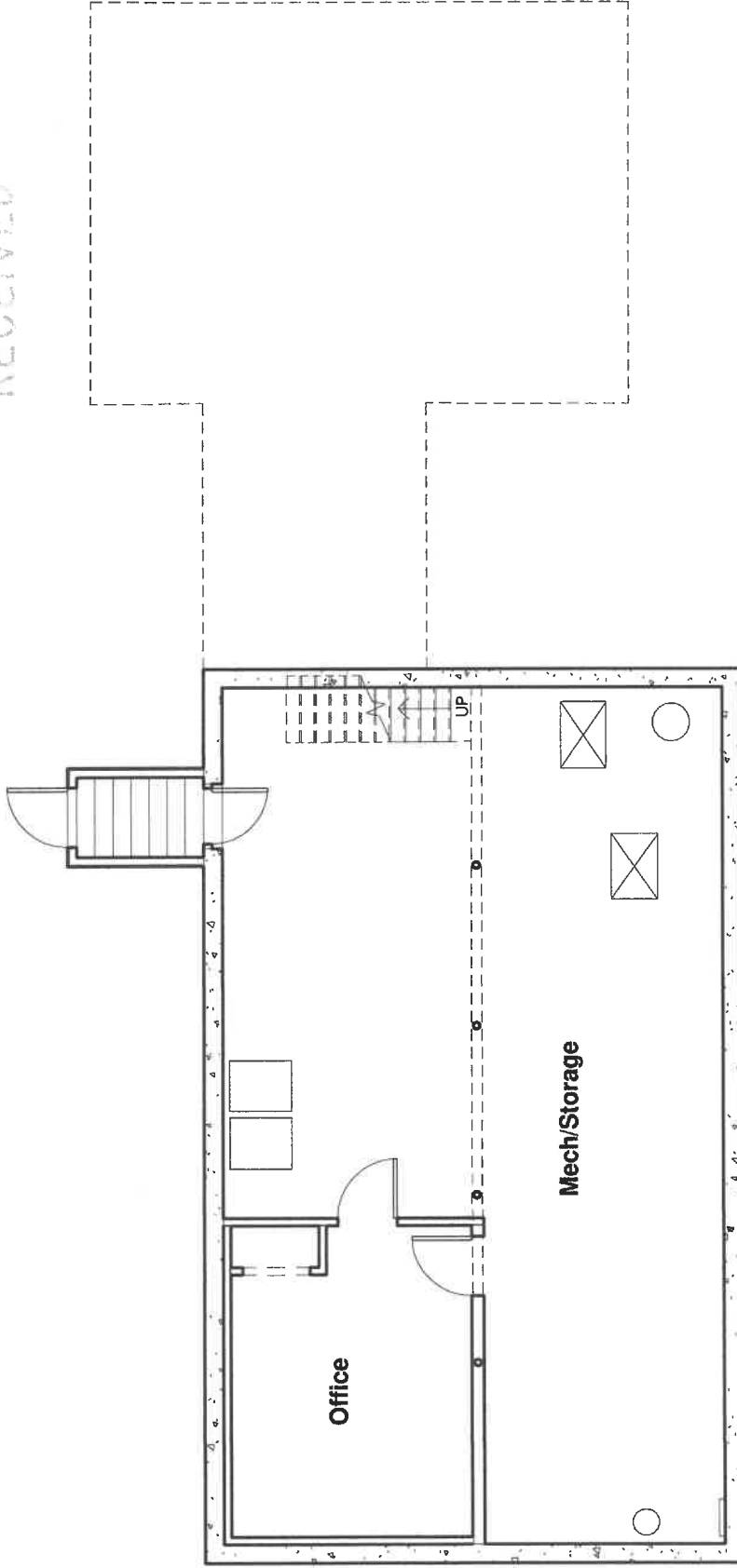
EX04

scale : 1/8" = 1'-0"
date: 03.13.24
file: arora_ZBA

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NO WORK @ BASEMENT

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



51 John Adams Drive
Basement Plan

A10B

scale : 1/8" = 1'-0"
date: 03.13.24
file: arora_ZBA

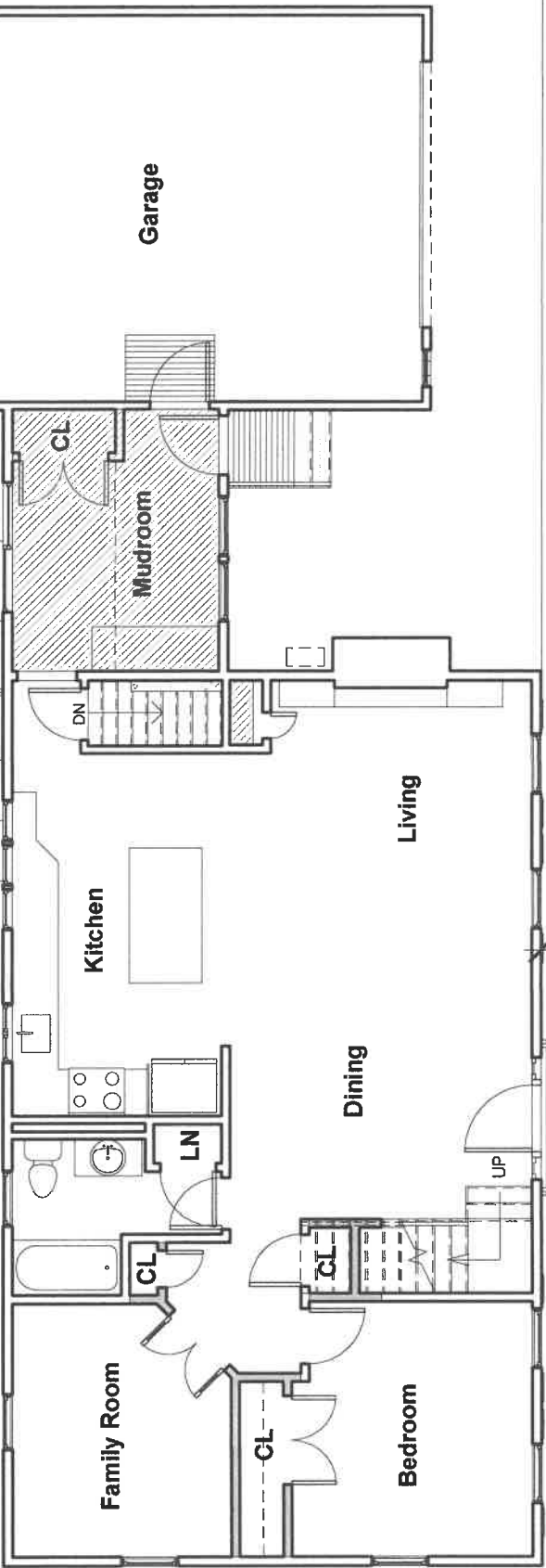
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70' - 3"

EXISTING DECK & BULKHEAD



29' - 2"

24' - 2"

3' - 8"

6' - 2"

NEW WOOD FRAMED FRONT STOOP

scale : 1/8" = 1'-0"
date: 03.13.24
file: arora_ZBA

A101

51 John Adams Drive First Floor Plan

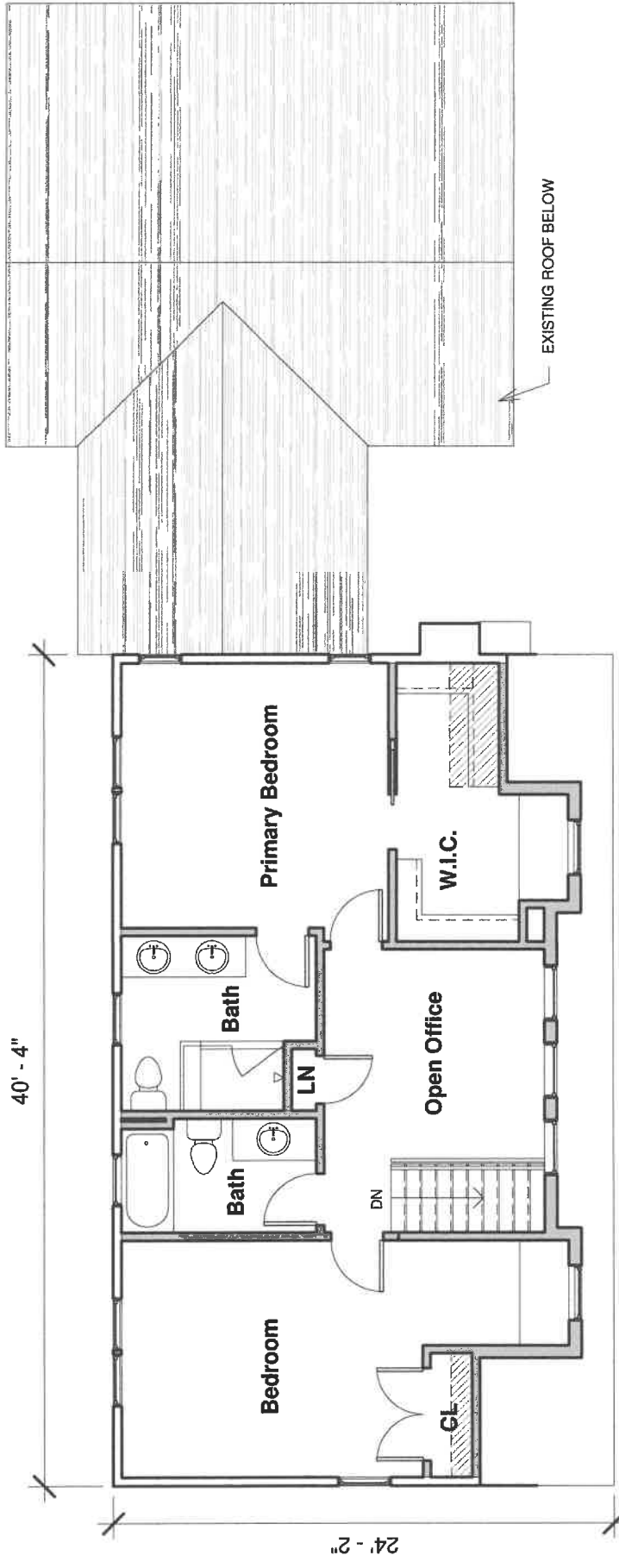
80 front street
scituate, ma 02066
p: 617.699.8395
e: info @ ocoarch.com



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



51 John Adams Drive Second Floor Plan

A102

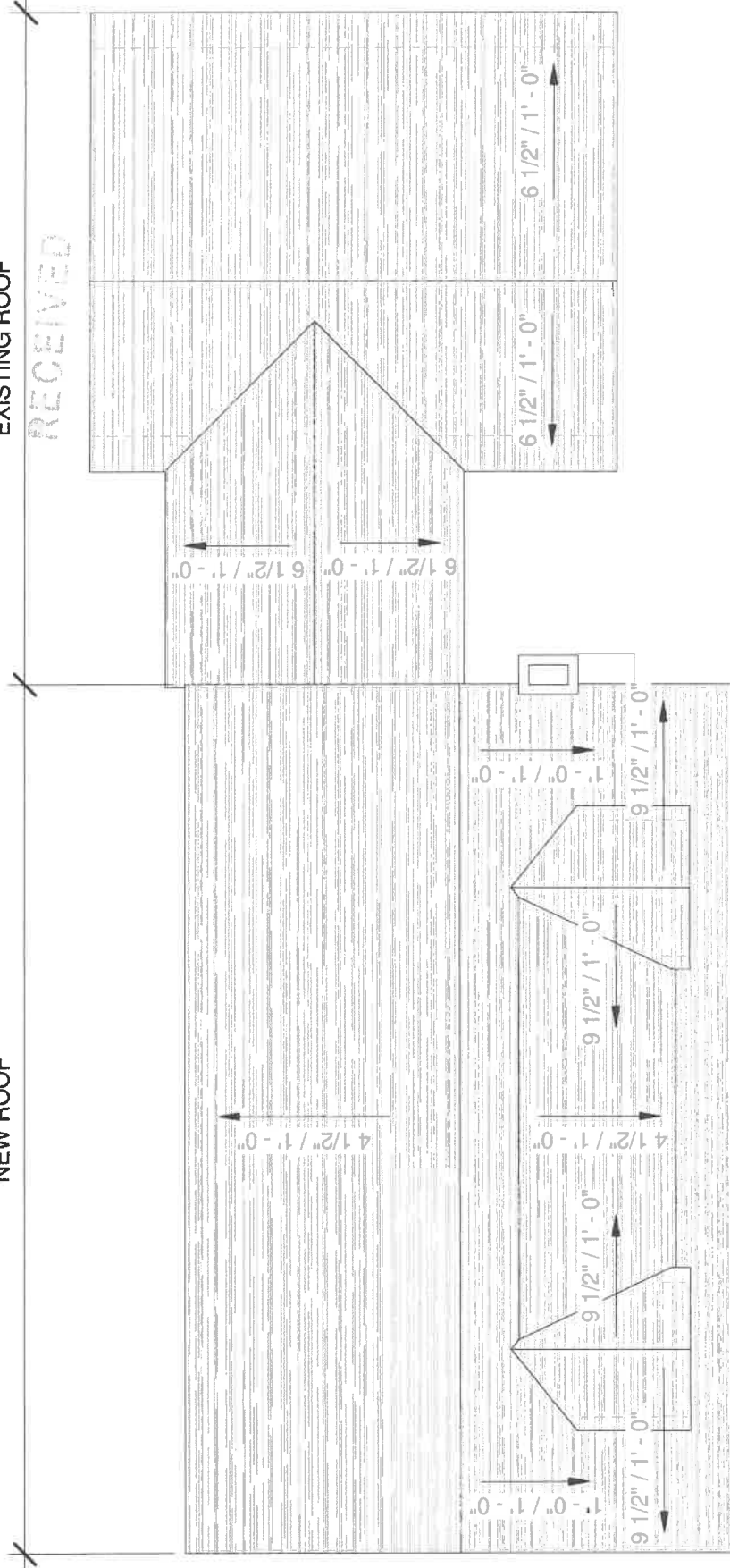
scale : 1/8" = 1'-0"
date: 03.13.24
file: arora_ZBA

TOWN OF NORWELL
TOWN CLERK

2024 APR -4 PM 12:23
EXISTING ROOF

RECEIVED

NEW ROOF



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

51 John Adams Drive
Roof Plan

A103

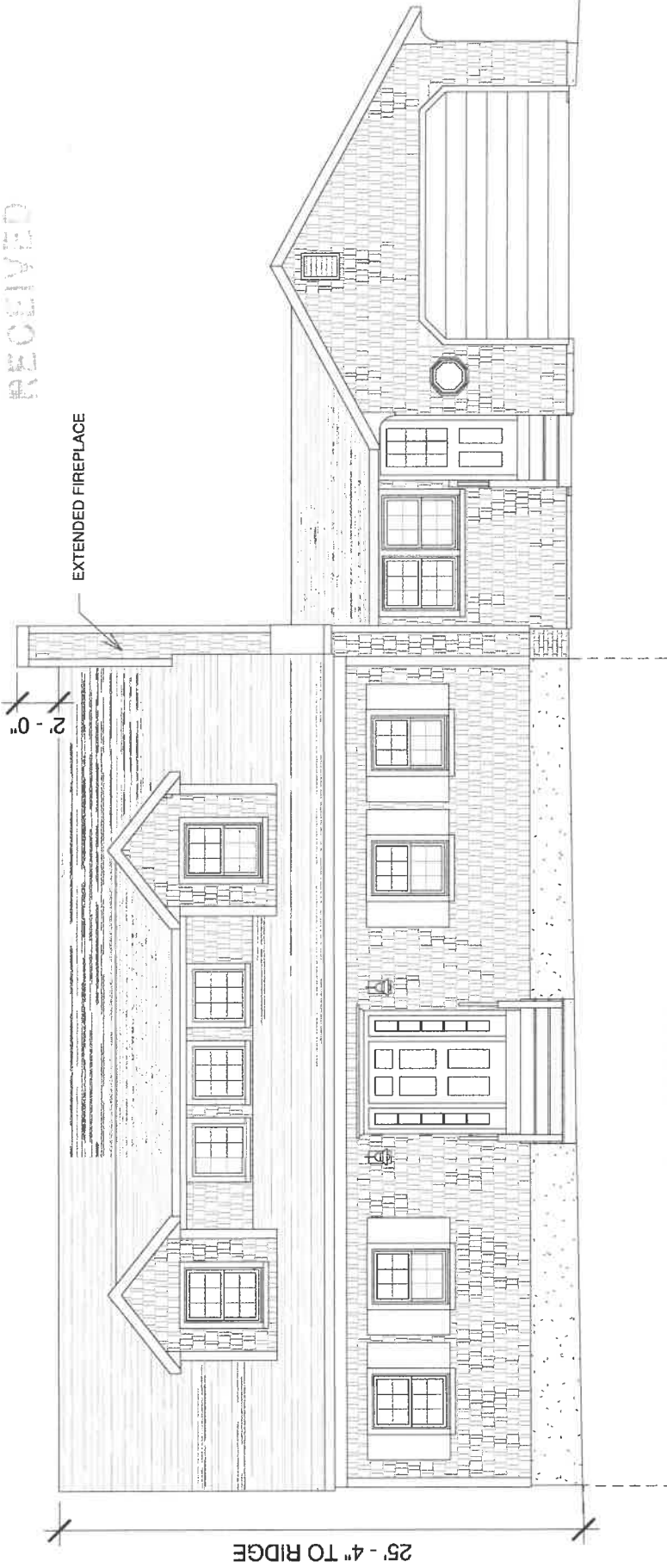
scale : 1/8" = 1'-0"
date: 03.13.24
file: arora_ZBA

OCO
architecture :: design

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



51 John Adams Drive
Front Elevation

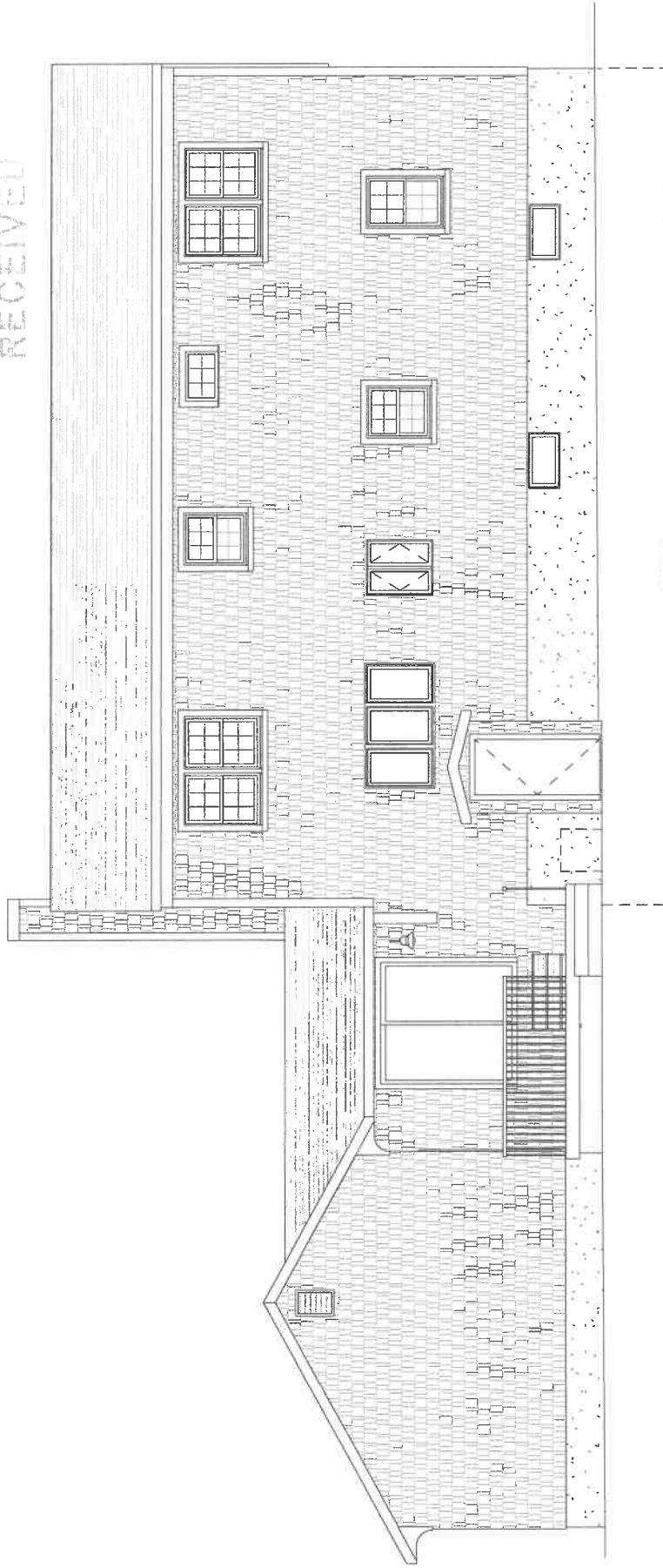
A201

scale : 1/8" = 1'-0"
date: 03.13.24
file: arora_ZBA

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TOWN CLERK

2024 APR -4 PM12:24

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



51 John Adams Drive
Rear Elevation

A202

scale : 1/8" = 1'-0"
date: 03.13.24
file: arora_ZBA

TOWN OF NORWELL
TOWN CLERK

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

2 East
1/8" = 1'-0"

scale : 1/8" = 1'-0"
date: 03.13.24
file: arora_ZBA

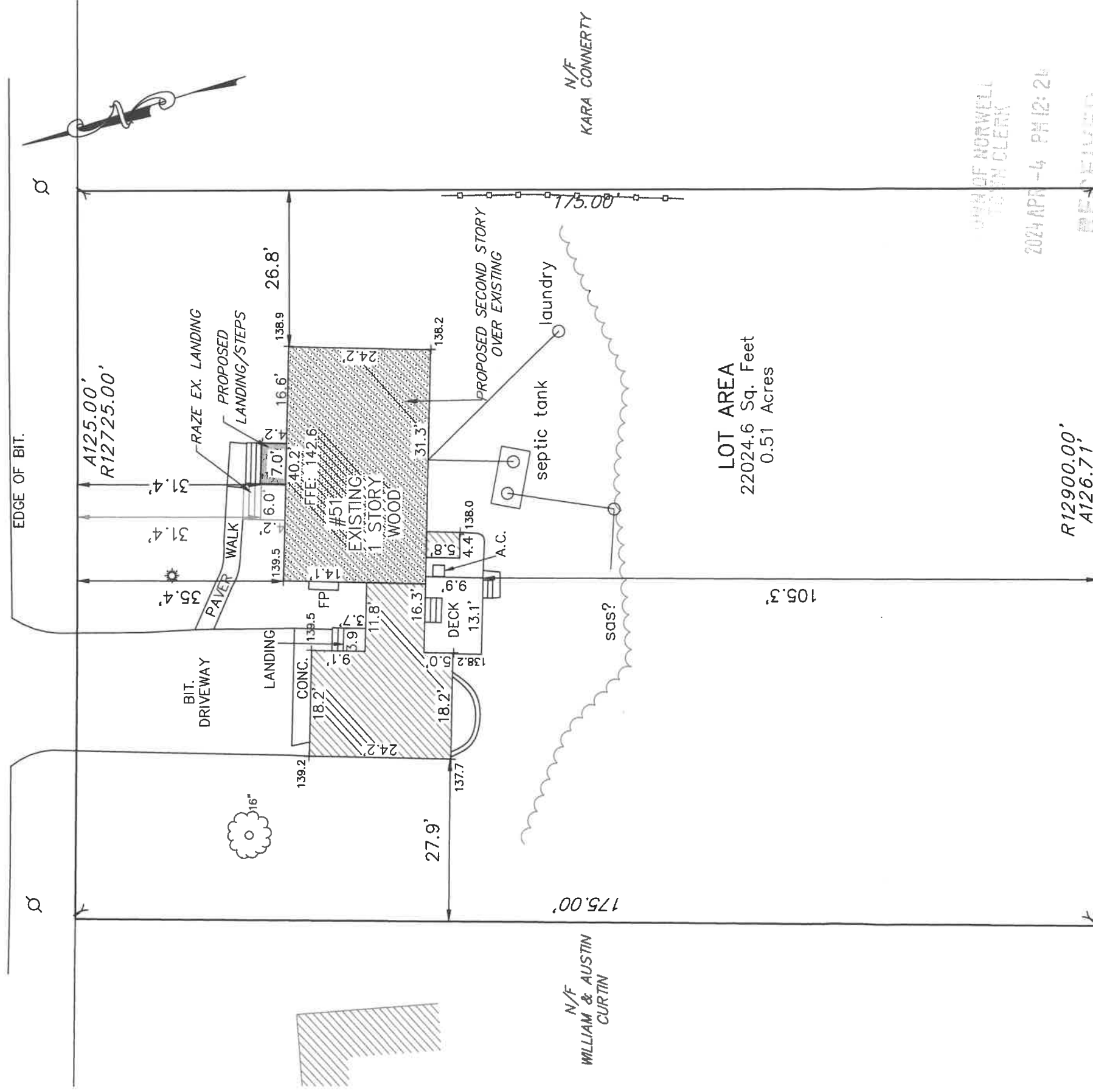
A203

51 John Adams Drive
Side Elevations

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



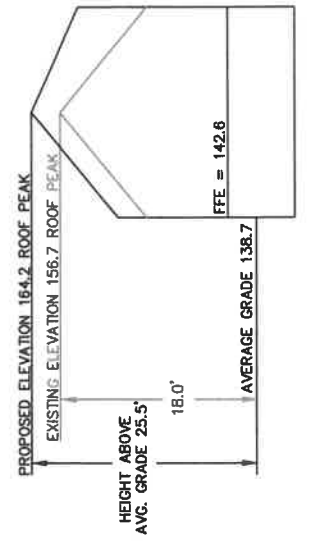
JOHN ADAMS (PUBLIC 50' WIDE) DRIVE



OFFICE OF NORWELL TOWN CLERK
2024 APR -4 PM 12:26
RECEIVED



PREPARED FOR:
ANEISH ARORA
51 JOHN ADAMS DR
NORWELL, MA 02061



ZONING DISTRICT
RB (AQUIFER PROTECTION)

REQUIREMENTS:	UNITS	REQUIRED	CURRENT	PROPOSED
MINIMUM LOT AREA	ACRES	1	0.51	0.51
MINIMUM LOT WIDTH	FT.	150	125.34	125.34
MINIMUM LOT FRONTAGE	FT.	80	125.00	125.00
FRONT SETBACK	FT.	35(60*)	35.4(60.4)	35.4(60.4)
SIDE SETBACK	FT.	20	26.8	26.8
REAR SETBACK	FT.	20	105.3	105.3
BUILDING HEIGHT	FT.	34	18.0	25.5

*FROM STREET CENTER LINE

PLOT PLAN
FOR
51 JOHN ADAMS DRIVE
IN
NORWELL, MA.

SCALE: 1"=20' AUGUST 17, 2023
C & G SURVEY COMPANY
37 JACKSON ROAD
SCITUATE, MA. 02066
1-877-302-8440

- NOTES:
- ZONING CLASSIFICATION - RB (AQUIFER PROTECTION)
 - LOCUS DEED:
PLYMOUTH REGISTRY OF DEEDS LAND COURT CERT. #110332
 - PLAN REFERENCES:
PLYMOUTH REGISTRY OF DEEDS LAND COURT PLAN 32905A
 - ASSESSORS PARCEL ID: 32 12

SEPTIC LOCATIONS BASED UPON 2006 TITLE V AS BUILT
PROPOSED ADDED: MARCH 21 2024