

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 10 2024

TOWN OF NORWELL
 ZONING BOARD OF APPEALS
 Application Fee(s) Paid: \$125

Technical Review Escrow (Amount applicable) _____

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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): Cara Sacchetti
48 Central Street, Norwell MA 02061

Tel. _____ Fax _____ email: cara.sacchetti@gmail.com

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

Tel. _____ Fax _____ email: _____

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

Walter B. Sullivan, Esq.

80 Washington Street, Building B, Suite 7, Norwell, MA 02061

Tel. 781-871-6500 Fax _____ email: wsullivanjr@sulsul.com

PROPERTY LOCATION: 48 Central Street, Norwell MA 02061

Upland Area (acres or square footage): 0.67 acres **Wetland Area:** 71 acres

Total Land Area (acres or square footage): 1.38 **Lot Frontage:** 330 ft.

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

The premises are pre-existing non-conforming as it relates to front yard setback. _____

Assessors Map, Block, and Lot No. of all parcels Map 47 Lot 5 _____

Registry of Deeds Book and Page No. Book 55362 Page 113
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): _____

When did owner purchase this property? 7/26/2021 Year built 1706

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

Current Use: Single Family Proposed Use: Single Family

Status of building permit? (Indicate date issued, denied, or if 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: 201-4.4 and 201.9.4

REASONS FOR APPLICATION (state briefly): Applicant is proposing to raze and rebuild existing garage. Applicant is proposing additional improvement including pool and solarium. The existing single family residence is non-conforming for front yard setback (6.8) no change to this non-conformity is proposed.

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 Walter B. Sule, attorney at law Date 4/5/2024
(Signature)

(Signature) Date _____

Applicant: Walter B. Sule, attorney at law Date 4/5/2024
(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.)

Street Address of Property: 48 Central Street, Norwell, Plymouth County, Massachusetts 02061

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TOWN CLERK

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*** Electronic Recording ***
Doc#: 00084254
Bk: 55362 Pg: 113 Page: 1 of 2
Recorded: 07/26/2021 10:57 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 07/26/2021 10:57 AM
Ctrl# 148238.08988
Fee: \$3,921.60 Cons: \$860,000.00

Quitclaim Deed

I, LISBETH M. BERTUCCI, f/k/a Lisbeth M. Mackey, unmarried, of Norwell, Plymouth County, Massachusetts, for consideration paid and in full consideration of EIGHT HUNDRED SIXTY THOUSAND and 00/100 (\$860,000.00) Dollars grant to CARA LEIGH SACCHETTI, now of 48 Central Street, Norwell, Plymouth County, Massachusetts, individually, with QUITCLAIM COVENANTS,

the land in Norwell, Plymouth County, Massachusetts, located on the easterly side of Central Street with the buildings thereon, bounded and described as follows:

PARCEL 1.

- WESTERLY by said Central Street;
- NORTHERLY by land formerly of Percival G. Power;
- EASTERLY by land formerly of said Power and land formerly of Ernest H. Sparrell;
- SOUTHERLY by land formerly of Ernest H. Sparrell.

Containing about one (1) acres, more or less.

PARCEL 2.

Beginning at a point in the Easterly line of Central Street at the Northwesterly corner of the above-described parcel; thence running Northerly by the said Easterly line of Central Street, one hundred thirty-eight (138) feet, more or less, to the Southerly bank of a brook or stream and other land formerly of Mary L. F. Power; thence turning and running Easterly, Northeasterly and Northerly by said brook and land of said Power to land of owners unknown; thence turning and running in a southerly direction by land of said owners unknown, seventy (70) feet, more or less, to a corner of stone walls at the north-westerly corner of land formerly of Earnest H. Sparrell; thence continuing in a Southerly direction by a stone wall and said Sparrell land to a point two hundred seventy-five (275) feet distant from Mill Lane; thence turning and running Westerly in a straight line to the Northeasterly corner of the above-described parcel; thence running again Westerly by a stone wall and the above-described parcel, one hundred fifty-six (156) feet, more or less, to the point of beginning.

Said premises are conveyed subject to and with the benefit of easements, restrictions and encumbrances of record, if any there be, insofar as the same are now in force and applicable.

The Grantor hereby releases any and all homestead rights that he may have in the property and further states under the pains and penalties of perjury that no other persons have the right to claim homestead benefits in said property

Being the same premises conveyed to me by Deed of Daniel L. Mackey and Lisbeth M. Mackey, and recorded at Plymouth County Registry of Deeds, Book 45898, Page 290 and recorded on August 7, 2015.

Witness my hand and seal this 21 day July, 2021.

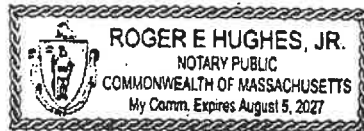
Lisbeth M. Bertucci
LISBETH M. BERTUCCI

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 21st day of July, 2021, before me, the undersigned Notary Public, personally appeared LISBETH M. BERTUCCI, proved to me through satisfactory evidence of identification, which was MA DL, 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 and acknowledged the foregoing instrument to be her free act and deed.

Roger E. Hughes, Jr.
- Notary Public
My Commission Expires:



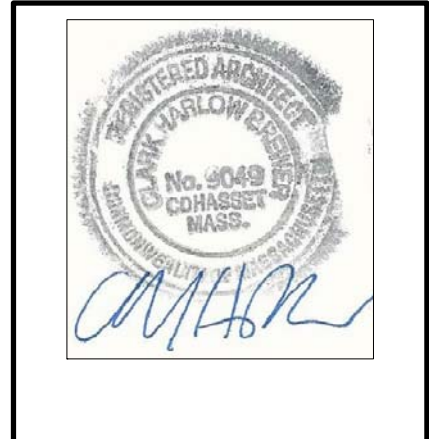
TOWN OF NORWELL
TOWN CLERK

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REVISIONS		
No.	Revision/Issue	Date
1		

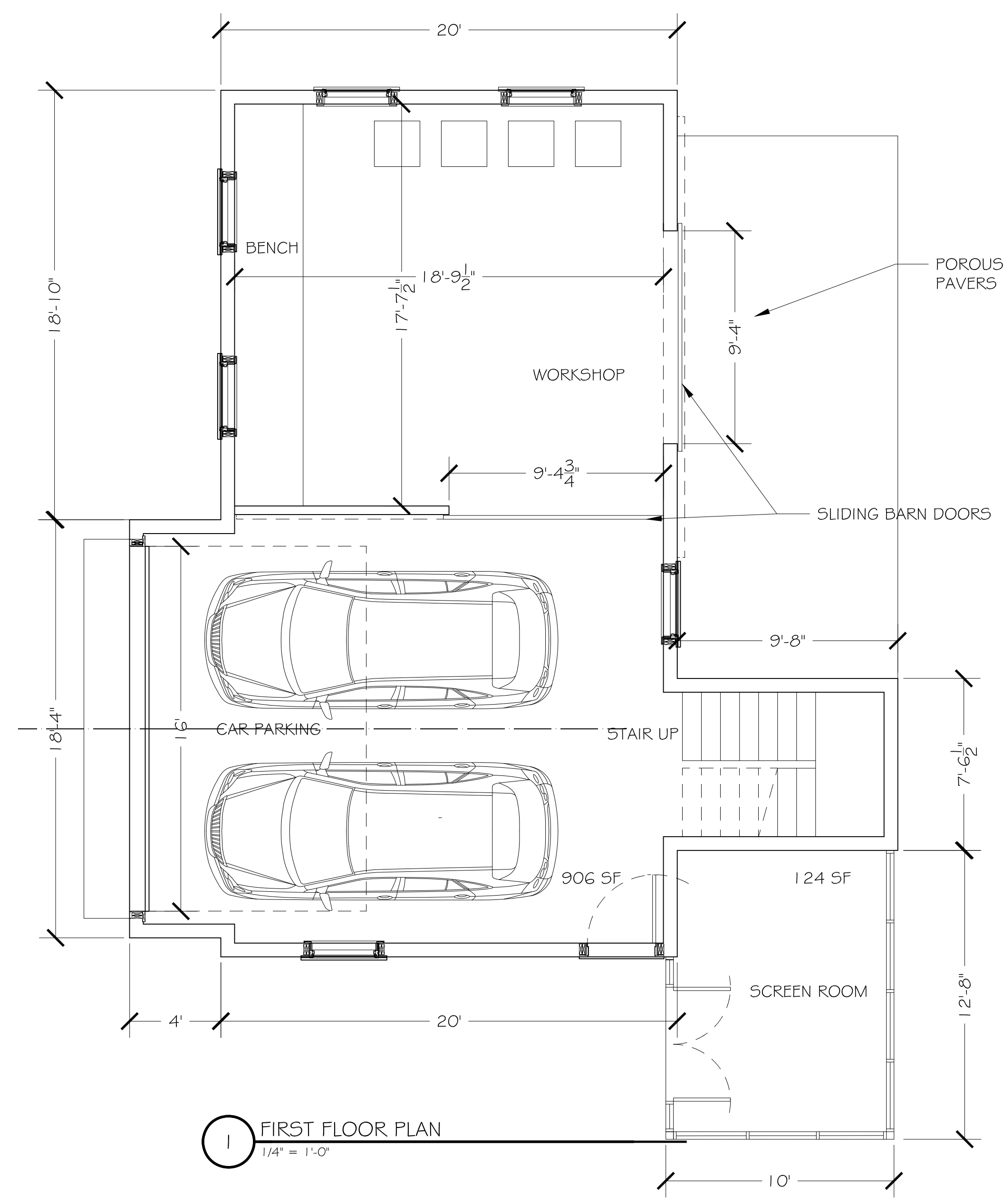
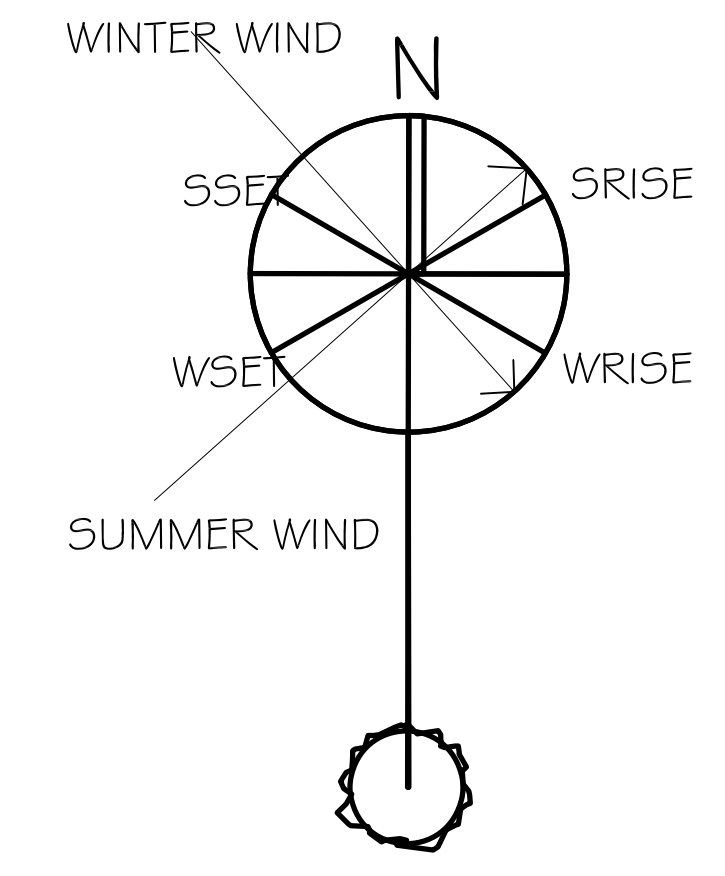
CLARK BREWER, ARCHITECT
 AIA, NCARB, LEED AP
 262 NORTH MAIN STREET
 COHASSET, MA 02025
 CELL (781) 424-9927



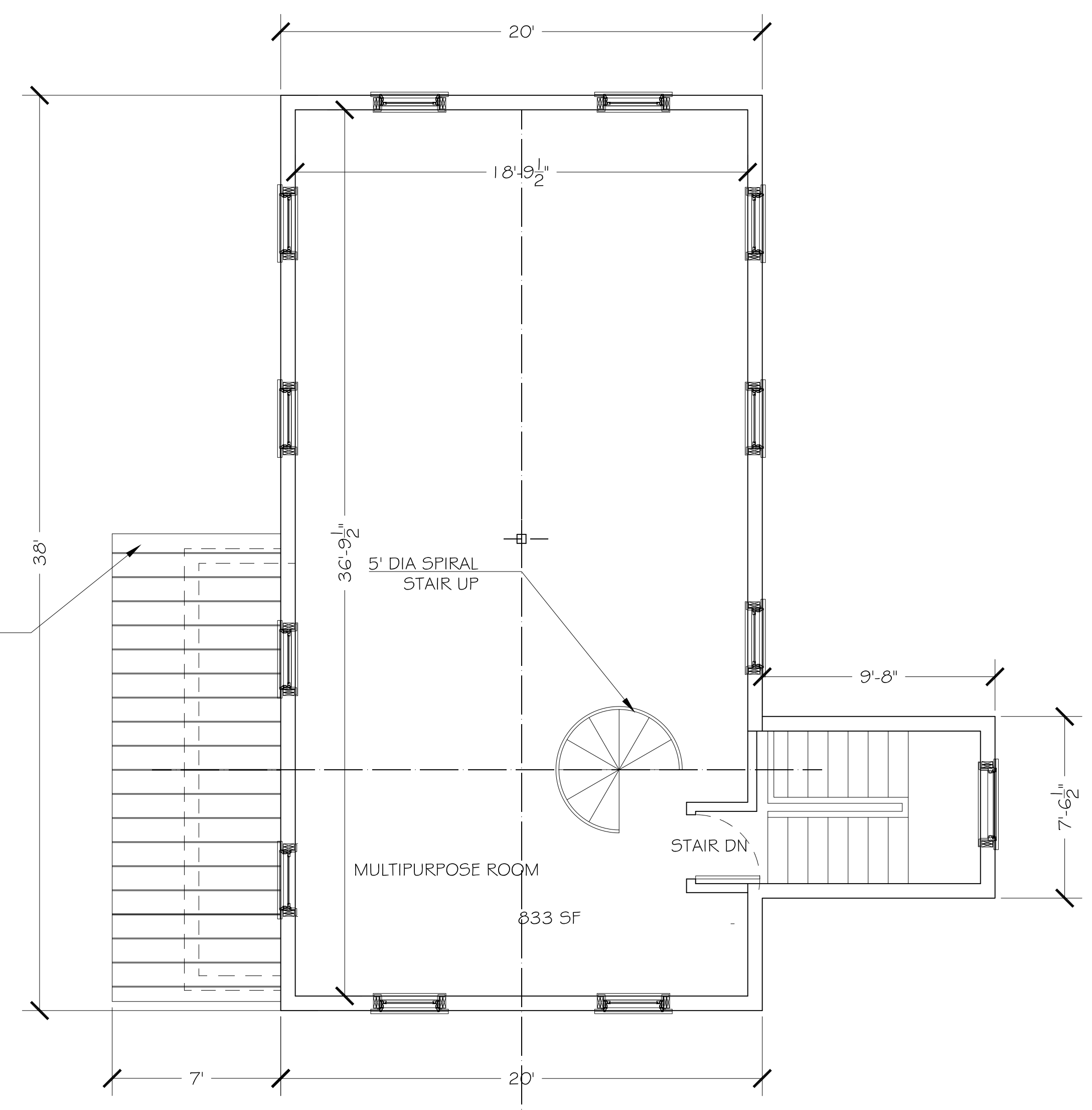
PROJECT: GARAGE REPLACEMENT AND POOL
 CARA SACCHETTI AND BRANDON HALL
 48 CENTRAL STREET
 NORWELL, MA

FLOOR PLANS
 1/4" = 1'-0"

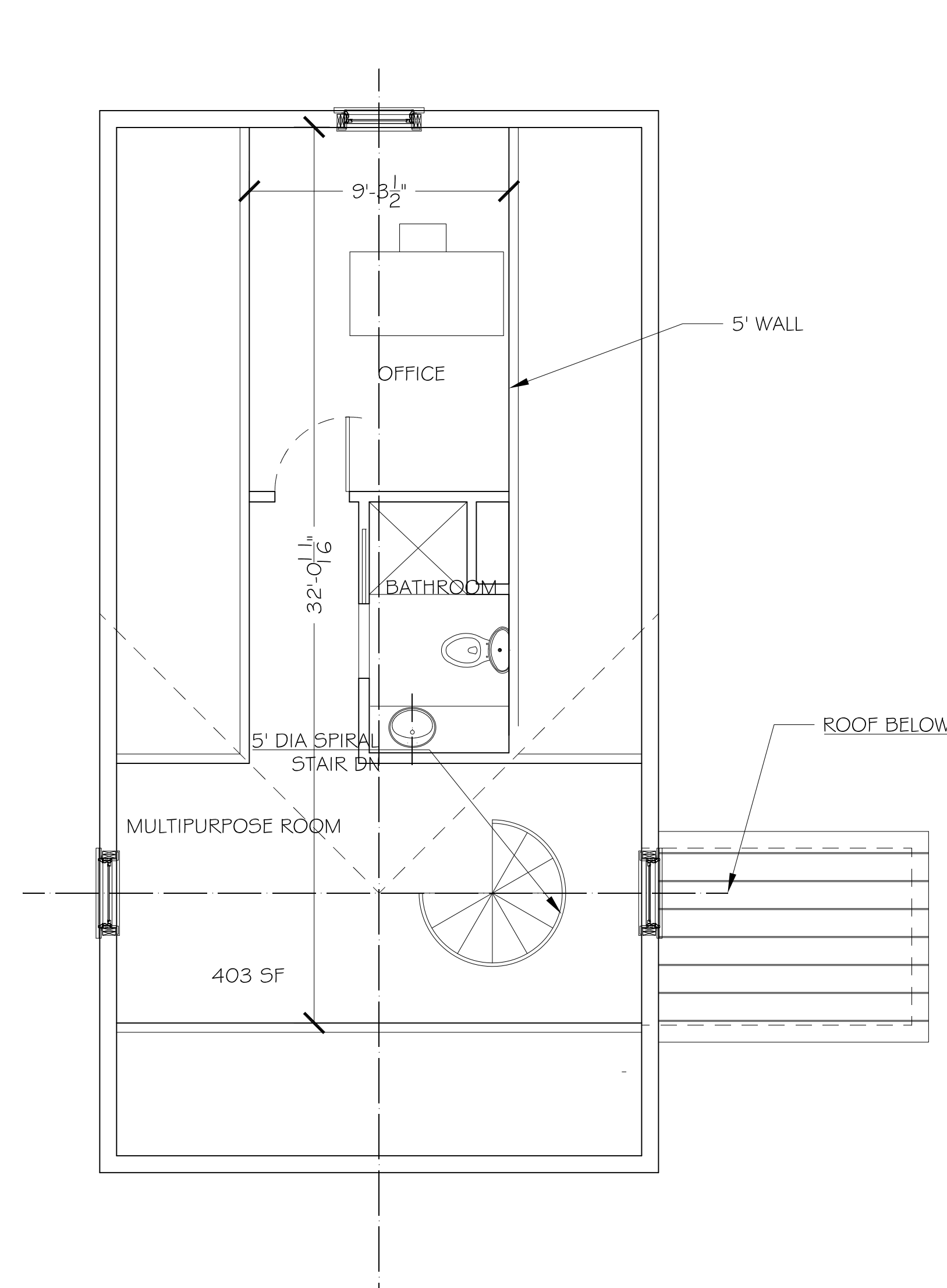
11 OCT 2023
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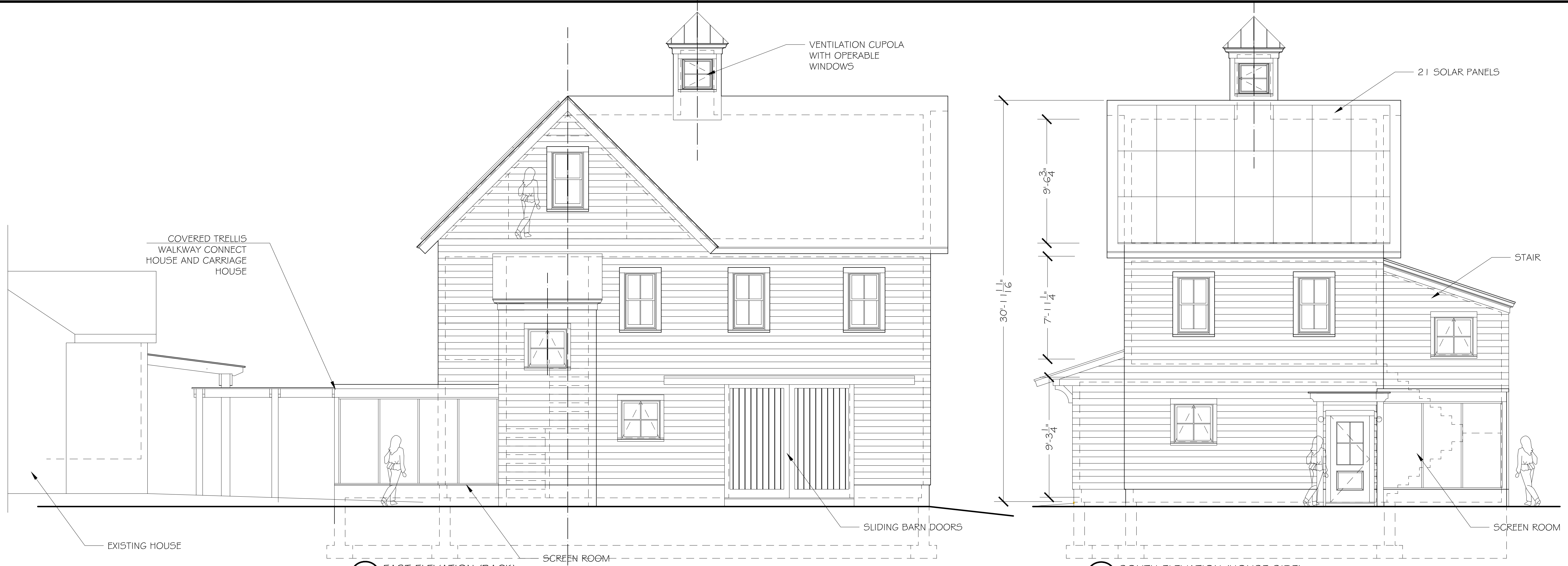
1 FIRST FLOOR PLAN
 1/4" = 1'-0"



2 SECOND FLOOR PLAN
 1/4" = 1'-0"

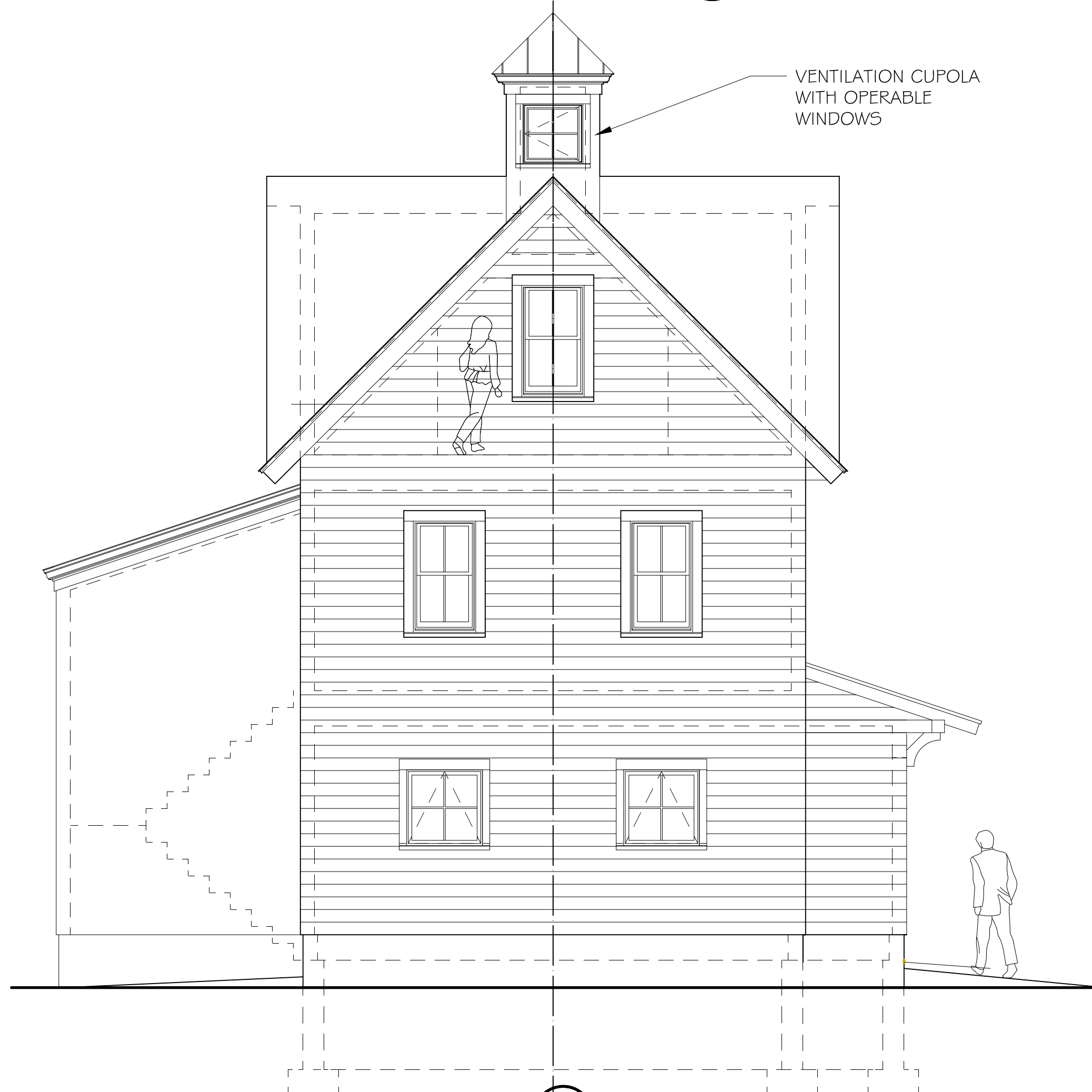


3 THIRD FLOOR PLAN
 1/4" = 1'-0"

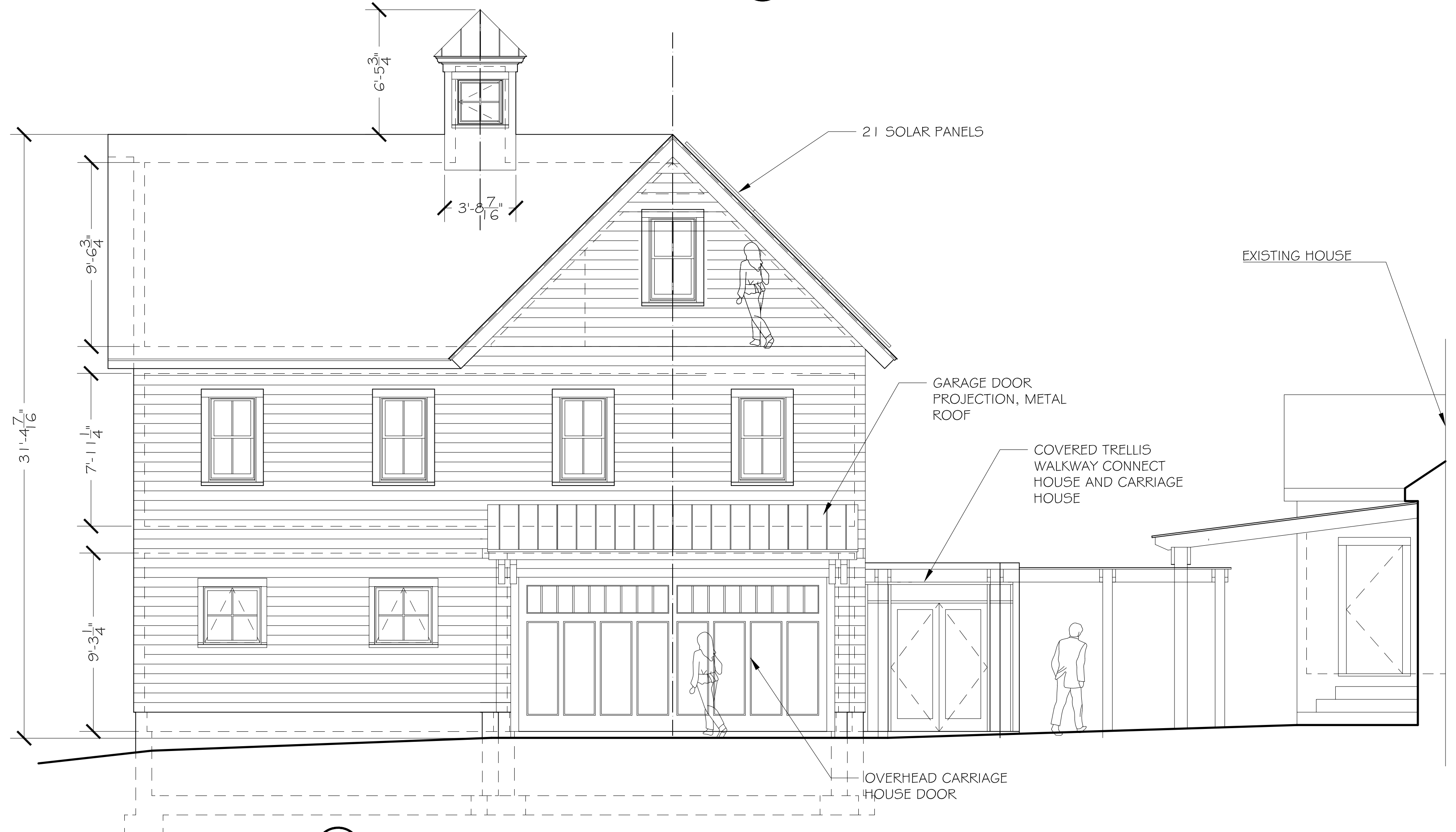


4 EAST ELEVATION (BACK)
1/4" = 1'-0"

3 SOUTH ELEVATION (HOUSE SIDE)
1/4" = 1'-0"



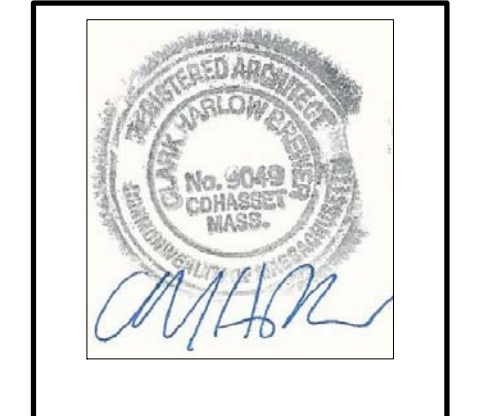
2 NORTH ELEVATION (SIDE)
1/4" = 1'-0"



1 WEST ELEVATION (FRONT)
1/4" = 1'-0"

REVISIONS		
No.	Revision/Issue	Date
1		

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PROJECT
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CARA SACCHETTI AND BRANDON HALL
48 CENTRAL STREET
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ELEVATIONS
1/4" = 1'-0"

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