

**PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS**

Location: 345 Main Street – Osborn Room and Zoom and Broadcast

Wednesday, June 21, 2023

NOTE: Attend live in-person *or* telecast on Comcast 1072/Verizon 39 *or* Zoom

ZOOM OPTION for ZBA Business Meeting (7:00 P.M.) and Public Hearings (7:30 P.M.):

Computer access: Click link <https://us02web.zoom.us/j/5905442324>

Mobile Phone App: Enter Meeting ID: **590 544 2324**; click “Join Meeting”

Phone access: Dial +1 929 205 6099; enter Meeting ID: **590 544 2324**; then #

7:30 P.M. – 19 Gerard Road - 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.

7:35 P.M. – 23 Jay Road - 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 a proposed 15’ by 24’4” one-story family room addition with a new front entry, landing steps and back stairs off the family room. The existing front setback is 21’ and the proposed addition setback is 21’9”. The dwelling is located at **23 Jay Road** in Residential District B, as shown on Assessor’s Map 5D, Block 21, Lot 178 and recorded at the Plymouth County Registry of Deeds Book 55919, Page 198. The lot consists of 0.17-acres where one acre is required. The dwelling was built in 1957.

7:40 P.M. – 42 Franklin Road - 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), and 201-9.2 (Lot area) and 201-9.4A (Front yard setback) of the Norwell Zoning Bylaw to construct a 25’ by 16’ one-story family room addition and deck on the rear of the dwelling. The dwelling is located at **42 Franklin Road** in Residential District B, as shown on Assessor’s Map 12A, Block 21, Lot 162 and recorded at the Plymouth County Registry of Deeds Book 47570, Page 306. The lot consists of 0.18-acres where one acre is required. The dwelling was built in 1954.