

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

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

Wednesday, July 19, 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. – 75 River Street - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-3.3, 201-4.4 B(1)(c) and (Nonconformance), 201-9.2 (Lot area), of the Norwell Zoning Bylaw to add a 24’ by 33’ two-car garage and storage area with a second-floor primary bedroom with and office and bathroom, connected to the existing home with a new entry with mudroom and staircase, and a second-floor addition on the existing dwelling that includes two bedrooms and a bathroom. The existing 8’x 20’ deck will be replaced with a 12’ by 24’ deck. The dwelling is situated on a .90-acre lot, where one acre is required. The property is located at **75 River Street** in Residential District A as shown on Assessor’s Map 21A, Block 60 Lot 27, and recorded at the Plymouth County Registry of Deeds Book 53282 Page 136. The dwelling was constructed in 1967.

7:35 P.M. – 857 Main Street - For a **Section 6 Finding** and **Special Permit** under Sections 201-3.3, 201-4.4 B(1)(c) (Nonconformance), and 201-9.2 (Lot area) of the Norwell Zoning Bylaw to add a second floor within the existing footprint of the single-family dwelling, situated on a .80-acre lot, where one acre is required. The property is located at **857 Main Street** in Residential District A as shown on Assessor’s Map 15D, Block 51 Lot 21, and recorded at the Plymouth County Registry of Deeds in Book 57185, Page 311. The dwelling was constructed in 1830.

7:40 P.M. – 56 Millwood Circle - 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) of the Norwell Zoning Bylaw to construct a 16’ by 30’ kitchen/family room to the right rear of the existing dwelling, convert the existing kitchen into a mudroom/laundry/pantry and add a 770 sq ft. primary bedroom suite above the existing garage. The dwelling is located at **56 Millwood Circle** in Residential District B, as shown on Assessor’s Map 11D, Block 30, Lot 30 and recorded at the Plymouth County Registry of Deeds Book 57513, Page 342. The lot consists of 0.50-acres where one acre is required. The dwelling was built in 1961