

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

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

Wednesday, February 19, 2025

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

ZOOM OPTION for ZBA Business Meeting (6:50 P.M.) and Public Hearings (6:50 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 #

6:50 P.M –(continued) - 4 Cape Cod Lane - For a **Section 6 Finding** and **Special Permit** under Sections 201-3.2, 201-3.3, 201-9.2(Lot area) and 201-4.4 B(1)(c) (Nonconformance) of the Norwell Zoning Bylaw to add a 611 sq ft second floor addition, adding a primary suite and laundry room that will increase the roofline of the existing single-family dwelling, and add a 12.5’ by 14.5’ addition to enlarge the kitchen and a 14.6’ by 14.6’ semi-covered porch to the rear of the dwelling, situated on a .55-acre lot, where one acre is required; and a **Variance** under Section 201-9.4A(1) to add a 43.7’ by 5’ front porch to the front of dwelling, with a current setback of 35.3’ and a proposed setback of 30.2’, where 35’ is required.

7:10 P.M – 144-148 Washington Street- For a Local Initiative Project Comprehensive Permit to construct eight (8) Residential Rental Units that includes 8,000 Sq Ft Commercial/Retail space on approximately 1.09-acres at **144-148 Washington Street**, Norwell, Massachusetts and is located in Business District B and the Aquifer Protection District. The property is shown on the Norwell Assessor’s Map 11B, Block 19, Lot 19, and is described in a deed recorded at the Plymouth County Registry of Deeds in Book 50335 and Page 132.