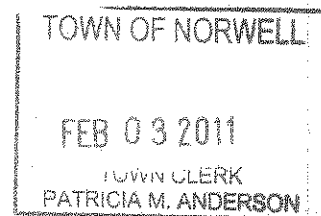


AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS
FEBRUARY 9, 2011

ROOM 108 – BUILDING DEPT.

7:00 P.M. – BUSINESS MEETING



7:30 P.M. – CONTINUATION PUBLIC HEARING for Brian Cormican, Cormican Builders for a Section 6 Finding under MA General Laws, Chapter 40A and Special Permit under Sections 1400, 1420, 1640 (Nonconformancy), 2421 (Lot Area) and 2441 (Front Yard) of the Norwell Zoning Bylaw to demolish the existing residential dwelling built in 1890 consisting of 1106 square feet of living area and build a 1 ½ story home with farmer's porch, new 3 bedroom/3 bathroom septic system. In addition, demolish existing garage and add a detached two car garage. The property is located at **152 Winter Street** in Residential District A with lot area of 12, 186 square feet, where one acre is required, and shown on Assessor's Map 15B Block 51, Lot 7, as recorded at the Registry of Deeds Book 3187, Page 160.

7:45 P.M. – PUBLIC HEARING on the application of Jeffrey Caira, 82 Brigantine Circle, Norwell for a **Special Permit and Section 6 Finding** under Norwell Zoning Bylaw Sections 1400, 1420, 1640, and 2430, to demolish the existing dwelling and site a new single-family 4-bedroom dwelling on the lot. The applicant further proposes to replace the existing shed with a 20' x 20' structure, and to construct a pier and a dock on the North River under Norwell Zoning Bylaw Sections 4100, 4120, 4200, 4240, and 4241a. The lot consists of 14.5 acres with upland of 1.42 +/- acres and is non-conforming as to the minimum frontage requirement of 80 feet. The property is located at **80 Old Meeting House Lane** in Residential District A and Salt Marsh Conservation District, Floodplain, Watershed and Wetlands Protection Districts, as shown on Assessor's Map 16D, Block 62, Lot 64, and recorded at Registry of Deeds Book 36282 Pages 81-84.