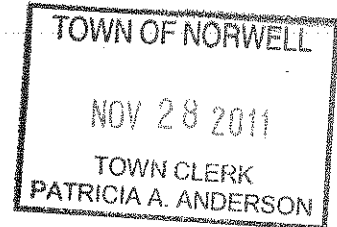


AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS

DECEMBER 7, 2011



ROOM 108 – BUILDING DEPT.

7:00 P.M. Business Meeting

MEETING ROOM 2 – GYM – PUBLIC HEARINGS

7:30 P.M. – PUBLIC HEARING for Rachel Chrisman for a Special Permit under Section 1400 and appeal under Section 1323 of the Norwell Zoning Bylaws. The applicant was denied a building permit by the Building Inspector to open a dog grooming/spa shop at **263 Washington Street**, Norwell. Said property is in Business District B and shown on Assessor's Map 12C Block 24 Lot 6 Registry of Deeds Book 15224, Page 150 and is in the Aquifer Protection District.

7:40 P.M. – PUBLIC HEARING for Foxrock Longwater II Realty LLC f/k/a Foxrock Norwell Campus, LLC for a Special Permit under Sections 2341(e) and 4351(a) and **Site Plan** approval under Section 1500 to construct a 2-story, 80,000 sq. ft. (GFA) medical office building and renovate the existing building for medical offices, and to construct all requisite site and drainage improvements, and **Variances** per Section 3100, 3159 (a) and (b) and 4360(o), and modify prior special permits, site plans and variances, if required under Norwell Zoning Bylaws. Property is located at **141 Longwater Drive** and shown on Assessor's Map 17B, Block 18, Lot 53 and **219 High Street** shown on Assessor's Map 17B, Block 18, Lot 14 Registry of Deeds Book 38431, Page 82 and Registry of Deeds Book 40104, Page 216 in Business District C-2, Residential District B and the Aquifer Protection District.

7:45 P.M. – PUBLIC HEARING for Augie Bloomstein for a Special Permit under Sections 2421 (Lot Size), 2431 & 2432 (Lot Frontage and Width) and 2442 (Side & Rear Yards) under the Norwell Zoning Bylaws. Applicant divided existing conforming property located at **42 Main Street** under MGL Chp. 41, Section 81L into two parcels and is seeking relief from the zoning requirements as both parcels are nonconforming. Existing property is shown on Assessor's Map 19A, Block 53, Lot 7 Registry of Deeds Book 115809 in Residential A District and the Aquifer Protection District.