



## PUBLIC HEARING AGENDA

OF THE

### **NORWELL ZONING BOARD OF APPEALS**

**JULY 11, 2012**

*PUBLIC HEARINGS HELD IN GYM (MEETING ROOM 2)*

**7:30 P.M. – Brian Cormican, 44 Prouty Avenue, Norwell** for a **Special Permit** and Section 6 finding under Sections 1400, 1420, 1640, 1642 and 2421 (Lot area) of the Norwell Zoning Bylaws. The lot does not conform to minimum lot size requirement of 43,560 sq. ft. with only 15,479 sq. ft. Applicant wishes to add a second story addition for two bedrooms to the existing dwelling and add a 12 x 12 mudroom, replacing the existing deck and staying within the footprint. Property is located at **44 Prouty Avenue** and shown on Assessor's Map 12D as Block 27 Lot 92 Registry of Deeds Book 109971, in Residential District B and the Aquifer Protection District. House built in 1940.

**7:45 P.M. – CONTINUED PUBLIC HEARING** for **Thomas McDonald**, 152 Centre Street, Holbrook, MA, for **Site Plan** approval under Section 2500 of the Norwell Zoning Bylaws to demolish an existing building and a build a 4500 sq. ft. single story retail building for assorted sales on a lot size of 25,265 sq. ft. Also seeking Special Permit, Section 6 finding as well as a Variance under Section 4300 of the Norwell Zoning Bylaws to allow 33% of open space rather than the greater of 50% of open space as required under the Zoning Bylaw. Property is located at **495 Washington Street** in Business District B and the Aquifer Protection District, shown on Assessor's Map 18B, Block 27, Lot 6, Registry of Deeds Book 32229, Page 35.