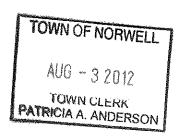
PUBLIC HEARING AGENDA





NORWELL ZONING BOARD OF APPEALS

AUGUST 8, 2012

PUBLIC HEARINGS HELD IN GYM (MEETING ROOM 2)

7:30 P.M. —TAYLOR REALTY TRUST, PHILIP L. JOHNSON, TRUSTEE for an appeal of denial of a building permit and a finding under Zoning Bylaw Sections 1323(a) that the Property described below is in compliance with Zoning Bylaw Article II, Section 2318, Subsection III (a) Building Permit Common Driveway: Up to 100 Feet in Length. Property is located on Pleasant Street and shown on Assessor's Map 23B, Block 65, Lots 105, 106 and 107, Registry of Deeds Book 39378, page 160 in Residential District A and the Aquifer Protection District.

7:40 P.M. - CHARLES & JESSICA SCHAUBER for a Special Permit and Section 6 finding under Sections, 1400, 1420, 1640, 1642 and 2421(Lot area) of the Norwell Zoning Bylaws. Lot is non-conforming with 21,855 sq. ft. where 43,560 is required. Applicant wishes to add a second floor with 3 bedrooms, 2 ½ baths, bump out the existing first floor (36' x 7'), enclose the breezeway and extend the front entry way (12'x 4'), all within the required setbacks. Property is located at 27 Ridge Hill Road and shown on Assessor's Map 11B as Block 30 Lot 8 Registry of Deeds Book 35587, Page 278 in Residential District B. House built in 1960.

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.