



**PUBLIC HEARING AGENDA
OF THE**

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.