

PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS
JUNE 12, 2013



PUBLIC HEARINGS HELD IN GYM (MEETING ROOM 2)

7:30 P.M. – Herb Chambers Pond Street, LLC. - for a **Sign Variance** under Sections 1322, 3300 (Signs), 3323 (All Business Districts) and 3323(c) (Wall Sign). Applicant wishes to put up 2 wall signs: Lexus sign is 2' x 22'; Herb Cambers sign is 2' x 45', both with internally illuminated channel letters, where only one wall sign per building not to exceed 15 sq. ft is allowed under the Norwell Zoning Bylaws. Property is located at **10 and 22 Pond Street** and shown on Assessor's Map 5C & 5D, Block 16, Lots 3 and 5, Registry of Deeds Book 41003, page 298 in Business District C.

7:40 P.M. – DRESSBARN - for a **Sign Variance** under Sections 1322, 3300 (Signs), 3323 (All Business Districts) and 3323(c) (Wall Sign). Applicant wishes to put up 3 wall signs: DRESSBARN sign is @ 65.6 sq. ft.; woman sign is @ 3 sq. ft.; misses sign is @ 2.7 sq. ft., all with internally illuminated channel letters, where only one wall sign per building not to exceed 15 sq. ft is allowed under the Norwell Zoning Bylaws. Property is located at **10 Washington Street** and shown on Assessor's Map 5D, Block 17, Lot 15, Registry of Deeds Book 13338, page 48 in Business District B and the Aquifer Protection District.

7:45 P.M. - High Point Homes, LLC - for a Special Permit (Sections 1400 and 1420) and/or Section 6 finding (see G.L. c. 40A, §6, first paragraph) that the signing (and subsequent approval of the ANR Plan) by the Norwell Planning Board "will not increase the non-conforming nature of the dwelling or Lot 1", as shown on the Plan (the Plan) attached to the application, identified as "Plan '98-246", recorded in Plymouth County Registry of Deeds in Plan Book 41, Page 8, entitled: "Plan of Land **Mt. Blue Street** Norwell, Massachusetts, by Merrill Associates, Inc." Reference in the Application (including as a part of the filing in the letter from the Applicant's attorney, Adam J. Brodsky, Esq., dated: May 3, 2013), refers to the Division of Lot 1 "into two Lots" and identifying the "second lot" as a "parcel" rather than a "lot" because the "second lot" has been designated a "parcel" because of access issues."

7:50 P.M. – CONTINUED PUBLIC HEARING - 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 and 106, Registry of Deeds Book 39378, page 160 in Residential District A.