

PUBLIC HEARING AGENDA

OF THE

NORWELL ZONING BOARD OF APPEALS

December 4, 2013

PUBLIC HEARINGS HELD IN GYM (MEETING ROOM 2)

TOWN OF NORWELL
TOWN CLERK

2013 NOV 18 AM 10:19

RECEIVED

7:30 P.M. – Master Builders Trust - 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 10,000 sq. ft. Applicant wishes to raze the existing dwelling and shed and construct a new two story 3 bedroom dwelling with deck within the required setbacks. Property is located at **41 Doris Avenue** and shown on Assessor's Map 12D as Block 27 Lot 116, Registry of Deeds Book 1928, Page 373 in Residential B and the Aquifer Protection District. House built in 1939. A copy of the application is on file in the Town Clerk's office and available for review during regular hours.

7:40 P.M. – A Fox & Hounds Pet Care, Inc. - For a **Special Permit** under Section 2334(f) of the Norwell Zoning Bylaws "Operation of a business between the hours of 2:00 a.m. and 5:00 a.m." The applicant is seeking to obtain a special permit regarding the overnight boarding of dogs. The property is located at **12 Grove Street**, Business District B, and shown on Assessor's Map 5D, Block 20, Lot 8, Land Court Cert. #108468. A copy of the application is on file in the Town Clerk's office and available for review during regular hours.

8:00 P.M. - Michele North - For a **Special Permit** to operate a horse farm under Norwell Zoning Bylaws, Sections 1400, 1420, 2313 and 2316. Property is located at **342 Mount Blue Street**, and shown on Assessor's Map 2D, Block 6, Lot 1, Registry of Deeds Book 35653, Page 7, Land Court Cert.#119338, 7/23/13, in Residential District A. Total land area is 1,838,153 sq. ft. (" 42 acres). A copy of the application is on file in the Town Clerk's Office and is available for inspection during regular hours.