

TOWN OF NORWELL
TOWN CLERK

PUBLIC HEARING AGENDA

OF THE

2013 DEC 11 PM 4:15

RECEIVED

NORWELL ZONING BOARD OF APPEALS

January 15, 2014

PUBLIC HEARINGS HELD IN GYM (MEETING ROOM 2)

7:25 P.M. – CONTINUED PUBLIC HEARING - 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.

7:30 P.M. - Mary & David Morin - For a Variance under Section 1322 of the Norwell Zoning By-laws. The applicant seeks approval to add a two car garage due to medical necessity. The lot does not conform to minimum lot size requirement of 43,560 sq. ft with only 23,958 sq. ft. Property is located at **11 Millwood Circle** and shown on Assessor's Map 11B as Block 30 Lot 11, Registry of Deeds Book 21249, Page 143 in Residential District B. House built in 1963.

7:40 P.M. George & Marynel Halatsis & Ramona Caruso - For an Appeal of Decision of Building Inspector/Zoning Official and determination that the use of 12 Grove Street is in violation of Sections 2330 (Business District B) and 4300 (Aquifer Protection District) of the Norwell Zoning By-laws. This Property is shown on Assessor's Map 5D, Block 20 Lot 8, Land Court Cert. #108468.

8:00 P.M. –CONTINUED PUBLIC HEARING - 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.