

PUBLIC HEARING AGENDA - **REVISED** 2014 MAY 19 PM 12:57

OF THE

RECEIVED

NORWELL ZONING BOARD OF APPEALS

May 21, 2014

PUBLIC HEARINGS HELD IN GYM (MEETING ROOM 2)

7:30 P.M. – Leemilt’s Petroleum, Inc. - For a Special Permit under Section 2340, Business District C-1, **Site Plan Review** under Section 1500 and request for **Variance** under Section 2441 (Front Yard). Applicant wishes to cover the existing dispenser island with a canopy, which does not meet the required 50’ front setback. Known as the BP Gas Station, 4 Whiting Street, Hingham and **Pond Street, Norwell, MA**, this site is shown on Assessors’ Map 5C, Block 16, Lot 1, Registry of Deeds Book 9588, Page 129. **(TO BE CONTINUED TO 6/4/14 DUE TO MEETING CONFLICT OF APPLICANT IN BOTH HINGHAM AND NORWELL.)**

7:30 P.M. – CONTINUED PUBLIC HEARING - Julie & Jason Gordon - 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 8000 sq. ft. Applicant wishes to extend the dormer on the rear of the house to a full dormer. Property is located at **20 Nancy Lane** and shown on Assessor’s Map 12A as Block 21 Lot 157 Registry of Deeds Book 37533, Page 205 in Residential District B. House built in 1953.

7:35 P.M. – CONTINUED PUBLIC HEARING -Stephen & Melissa Kohler - 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 8,153 sq. ft. Applicant wishes to add a full shed dormer to rear of house. Property is located at **14 Jay Road** and shown on Assessor’s Map 5D as Block 21 Lot 182 Registry of Deeds Book 41447, Page 64 in Residential District B. House built in 1953.

8:15 P.M. – CONTINUED PUBLIC HEARING - Village Euro Motors Inc. - For a Special Permit under Section 2340, Business District C, 2341(i), **Site Plan Review** under Sections 1500, 1510, and request for **Variations** under Sections 2471, Building Coverage; 2472, Open Space Area; 3152, Setback; 3156 Parking Lot Plantings; 3222 and 3223, Landscaping & Screening. Applicant seeks to replace the existing automotive dealership with a new and expanded facility, reconstructed parking and utilities. Property is located at **59 Pond Street** and shown on Assessor’s Map 11A & B, Block 17, Lot 60, Registry of Deeds Book 4242, Page 9 in Business District C-1.