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PUBLIC HEARING AGENDA

OF THE

NORWELL ZONING BOARD OF APPEALS

June 4, 2014

PUBLIC HEARINGS HELD IN GYM (MEETING ROOM 2)

7:20 P.M. – Amy and Paul Sowinski - 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 8,000 sq. ft. Applicant wishes to add a 12' x 14' addition (with crawl space only) off downstairs bedroom, converting existing space to master bedroom with added master bath; add a 16' x 28' addition (with full basement) off the existing kitchen/dining area, which will set back 4' from the existing house allowing for a proposed porch. The proposed work is within the required side and rear setbacks. Property is located at **91 Franklin Road** and shown on Assessor's Map 12A as Block 21 Lot 118, Registry of Deeds Book 38484, Page 17 in Residential District B. House built in 1954.

7:30 P.M. –Village Motors South, Inc. - For a **Special Permit** under Section 2340, Business District C, 2341(i), **Site Plan Review** under Sections 1500, 1510, and request for **Variances** under Sections 2471 Building Coverage; 2472 Open Space Area; 3150 Parking Area Design & Location; 3152 Setback, 3156 Parking Lot Plantings; 3222 and 3223, Street and Sideline Planting. Applicant seeks to expand the existing car dealership with an enlarged showroom and a new vehicle drop off facility; reconstruct the existing parking and utilities. Property is located at **75 Pond Street** and shown on Assessor's Map 11A, Block 17, Lot 36, Registry of Deeds Book 37232, Page 95 in Business District C.

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