

**PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS**

Location: 345 Main Street – Osborn Room and Zoom and Broadcast

Wednesday, January 17, 2024

NOTE: Attend live in-person *or* telecast on Comcast 1072/Verizon 39 *or* Zoom

ZOOM OPTION for ZBA Business Meeting (7:00 P.M.) and Public Hearings (7:20 P.M.):

Computer access: Click link <https://us02web.zoom.us/j/5905442324>

Mobile Phone App: Enter Meeting ID: **590 544 2324**; click “Join Meeting”

Phone access: Dial +1 929 205 6099; enter Meeting ID: **590 544 2324**; then #

7:20 P.M – *continued* -24 John Adams Drive - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-3.3, 201-4.4 B(1)(c) (Nonconformance), 201-9.2 (Lot area), and a **Variance** under Sections 201-3.2B and 201-9.4(Front yard setbacks) of the Norwell Zoning Bylaw to add an 18’ x 4’ porch to the front of the existing dwelling, with a proposed front setback 32’9”. The current front porch setback is 33’. The dwelling is located at **24 John Adams Drive** in Residential District B as shown on Assessor’s Map 18A, Block 32 Lot 24, Land Court Certificate # 118604. The lot consists of 0.51-acres where one acre is required. The dwelling was built in 1967.

7:30 P.M – *continued* - 78 Brantwood Road - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-3.2A, 201-3.3B, 201-4.4 B(1)(c) (Nonconformance), 201-9.2 (Lot area), and a **Variance** under Sections 201-3.2B and 201-9.4A/B(Front/Side yard setbacks) of the Norwell Zoning Bylaw to construct a 2-floor addition to the southwesterly side of the existing dwelling consisting of a first floor 15.2’ by 16.2’ family room and a second floor bedroom above, with a 24’ side setback that is consistent with the existing dwelling, and to add a 23’ by 26’ garage with a 6.7’ by 19.5’ mudroom, with a second floor recreation room, to the southwest of the dwelling, with an existing front/side setback of 40’ and a proposed side setback of 10.3’ where 35’/20’ is allowed, and a front yard setback of 24.9’ that is consistent with the existing dwelling setback. The dwelling is located at **78 Brantwood Road** in Residential District B as shown on Assessor’s Map 12D, Block 25 Lot 40, and recorded at the Plymouth County Registry of Deeds Book 50650, Page 173. The lot consists of .21-acres where one acre is required. The dwelling was built in 1958.