

PUBLIC HEARING AGENDA

Meeting Location: North River Room #133A
Wednesday, July 15, 2026
7:25 PM

NOTE: Attend in-person or Zoom or telecast on Comcast 1072/Verizon 2139

ZOOM OPTION for ZBA Business Meeting (7:00 P.M.) and Public Hearings (7:30 P.M.):

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

Mobile Phone Zoom App: Enter Meeting ID: **590 544 2324**; click "Join Meeting"

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

7:25 P.M – 107 Parker Street: For a **Variance** under § 201-3.2 B and 201-9.4 B of the Norwell Zoning Bylaw to demolish a 12'-0" x 14'-1" portion of the existing deck and add a 11'-0" x 21'-2" third bay on the southerly side of the existing garage that will be 13'-2" from the property line where 20' is required. The property is located at **107 Parker Street** in Residential District A, as shown on Assessor's Map 51, Lot 77, and recorded at the Plymouth County Registry of Deeds at Book 45735 Page 0325. The lot consists of 3.81 acres, and the dwelling was constructed in 2014.

7:30 P.M. – 997 Main Street: For a Section 6 Finding and **Special Permit** under the Norwell Zoning Bylaw § 201-3.3 and § 201-9.4. A (front yard) of the Norwell Zoning Bylaws. The applicant is seeking approval to demolish an existing 20'-0" x 22'-0" garage setback 17'-5" from the front setback of the lot and construct a new 24'-0" x 30'-0" garage that will be no closer to the road than the existing garage. The property, consisting of one-acre, is located at 997 Main St, Residential District A, as shown on the Assessor's Map 52, Lot 20, and recorded at the Plymouth County Registry of Deeds Book 14845 Page 018. The existing dwelling was constructed circa 1723.

7:30 P.M. – To be continued to 7/29/2026 with NO EVIDENCE TAKEN - 390/390B Circuit Street/Jett Foundation - For Site Plan Review under § 201-3.4 of the Norwell Zoning Bylaws. Property is located at 390/390B Circuit St. in residential District A, as shown on the Assessor's Map 59, Block 37, Lot 40, and recorded at the Plymouth County Registry of Deeds Book 59268 Page 0347. The applicant is a non-profit dedicated to supporting individuals and families impacted by Duchenne muscular dystrophy, seeking Site Plan Approval for a new educational retreat campus on the 9.176-acre property. The project envisions fully accessible retreat center providing 24-hour, year-round programming for guests ages 6 and older. Phase 1 includes construction of a 10,845 sq. ft. two-story Retreat Center (with program space, guest accommodations, and staff areas), a new paved driveway, and a 30-space paved parking lot (26 regular + 4 HC spaces). Future phases include four 800 sq. ft. cabins for overnight guests, a new animal therapy barn, an aquatic therapy indoor pool, and a staff/workspace facility. The existing property includes a main house, two working barns, guest cottage and a detached 2 car garage. Phase 1 demolition includes the 1.5 wood stable and one-story wood cottage.

*Norwell Board of Appeals
93 Longwater Circle
Norwell, MA 02061*

7:40 P.M.- 14 Knollwood Road - For a **Section 6 Finding** and **Special Permit** under Sections §201-3.2 A and §201-9.2 A (Lot size) of the Norwell Zoning Bylaw to add a 36' by 6' farmers porch to the front of dwelling. The property is located at 14 Knollwood Road in Residential District B as shown on Assessor's Map 12C, Block 25 Lot 68, and recorded at the Plymouth County Registry of Deeds in Book 53163, Page 166. The lot consists of 8,600 sq ft and the dwelling was constructed in 1950.

7:45 P.M. – 111 Pond Street: For a **Site Plan Review** under § 201-3.4 of the Norwell Zoning Bylaw. The applicant is seeking approval to raze the existing 5,841 sq. ft. one-story building and construct a new 10,792 sq. ft. two-story building. Existing and proposed use is a restaurant. The property, consisting of approximately 2.3 acres, is located at 111 Pond St., Business District C, as shown on the Assessor's Map 21, Lot 157, and recorded at the Plymouth County Registry of Deeds Book 60989 Page 0244. The existing building was constructed in 1973.