Norwell Board of Appeals
93 Longwater Circle
Norwell, MA 02061

PUBLIC HEARING AGENDA

Meeting Location: Building/Zoning Conference Room #207
Wednesday, November 18, 2026
7:15 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 (7:15 P.M.):
Computer access: Click link
https://us02web.zoom.us/j/5181419870?pwd=UL98jmoII3EhEB7LHSITw5k92QeiYL.1&omn=87347319052
Mobile Phone Zoom App: Enter Meeting ID: **518 141 9870**; Password: norwell
Phone access: Dial +1 646 931 3860; enter Meeting ID: **518 141 9870**; then #

7:15 P.M. – ***9 Forest Ave.*** **-** For a **Special Permit** under § 201-9.4 (front setback) of the Norwell Zoning Bylaw. The applicant is seeking approval to add a bedroom and bathroom to the second story. Addition will not be outside of existing footprint. Existing home has a front setback of 21.9' where 50'-0" is required. The property is located at 9 Forest Ave., Residential District A, as shown on the Assessor's Map 59, Lot 33, and recorded at the Plymouth County Registry of Deeds Book 49918 Page 0329. The dwelling sits on 1.07 acres and was constructed in 1690.

7:19 P.M. – ***149 Prospect St.*** **-** For a **Variance** under § 201-9.4 A (front setback) of the Norwell Zoning Bylaw to allow AC condenser unit within front setback. Unit is approximately 38' from property line where 50' is required. The property is located at **149 Prospect St.** in Residential District A, as shown on Assessor's Map 13A, Lot 3, and recorded at the Plymouth County Registry of Deeds at Book 57445 Page 0322. The lot consists of 1.23 acres, and the dwelling was constructed in 1937.

7:20 P.M. – ***10 Washington St.*** **-** For **Site Plan Approval, Aquifer Protection District Variance,** and **Special Permit** under § 201-3.4 (Site Plan Review), § 201-3.2B (Variances), § 201-19.6 (Special Permits), § 201-19.7 O(4) (Prohibited Uses) of the Norwell Zoning Bylaw. The applicant is seeking approval to construct a 734 sq. ft. one-story wastewater treatment facility building required under a DEP-approved Groundwater Discharge Permit (GWD). The property, consisting of approximately 17.42 acres, is located at **10 Washington Street** in Business District B, as shown on the Assessor's Maps 16 & 17, Lots 5 & 15, and recorded at the Plymouth County Registry of Deeds Book 13338 Page 048. The existing shopping plaza was constructed in 1965.