

*Town of Norwell*  
**BOARD OF APPEALS**  
**Business Meeting Minutes**  
**January 17, 2024**

TOWN OF NORWELL  
TOWN CLERK

2024 FEB 15 PM 2:09

RECEIVED

**MEETING DATE:** Wednesday, January 17, 2024  
**TIME SCHEDULED:** 7:00 P.M.  
**LOCATION:** Norwell Town Hall, Osborn Room  
**MEMBERS PRESENT:** Ralph J. Rivkind, Clerk  
Stephen H. Lynch, Vice Chair  
Daniel M. Senteno  
**MEMBERS ABSENT:** Lois S. Barbour, Chair  
William J. Lazzaro

**CALL TO ORDER:** The business meeting was called to order at 7:02 P.M.

**AGENDA:** Upon a motion duly made and seconded, members present **VOTED** unanimously to accept the agenda as written.

**MINUTES:** Upon a motion duly made and seconded, members present **VOTED** unanimously to approve meeting minutes of 11/8/23.

**INVOICES:** Upon a motion duly made and seconded, members present **VOTED** unanimously to approve the APA-MA membership invoice, dated 11/8/23, in the amount of \$175.00.

**DISCUSSION ITEMS:**

**111-119 WASHINGTON STREET Site Plan:** No further updates available at the time of this meeting.

**DAMON FARM 40B:** The Town continues to retain 15% of the bond amount. Sandra Turco on behalf of the Damon Farm Homeowners Association asked about the Chessia report. The Board noted that the SWPPP submitted by the developer's engineer has been reviewed by the Town's consultant. The Board will examine that report and determine whether it is time for the remaining bond amount to be returned for this completed project.

**15 HIGH STREET 40B:** At the time of this meeting, no further updates have been received with building permits for thirty-eight (38) units issued to date. The developer anticipates that occupancy permits will be requested in Spring 2024 with final occupancy projected to be Fall 2024.

**BUSINESS MEETING ADJOURNMENT:** Upon a motion duly made and seconded, members present **VOTED** unanimously to adjourn the business portion of the meeting at approximately 7:11 P.M.

**PUBLIC HEARING VOTES:**

Upon a motion duly made and seconded, Members Rivkind, Lynch and Lazzaro **VOTED** unanimously to approve the **Section 6 Finding/Special Permit** application on property located at **75 Ridge Hill Road**. Member Lynch will draft the decision.

Upon a motion duly made and seconded, Members Rivkind, Lynch and Lazzaro **VOTED** unanimously to continue the **Section 6 Finding/Special Permit/Variance** public hearing on property located at **24 Ridge Hill Road** to January 17, 2024, in order for the Applicant to file a clarified plan on where relief is being sought.

Upon a motion duly made and seconded, Members Barbour, Senteno, and Lazzaro **VOTED** unanimously to continue the **Section 6 Finding/Special Permit/Variance** public hearing on property located at **78 Brantwood Road** to January 17, 2024, in order for the Applicant's representative to provide additional information on "Stella Ave", a paper street adjacent to the subject property.

*These minutes have been approved with reading of the minutes waived by unanimous vote of the Board of Appeals at a public meeting duly held on \_\_\_\_\_ in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.*

Signed:  Date: 2/15/24  
As Clerk

*Next scheduled meeting: February 14, 2024*

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