

Town of Norwell
BOARD OF APPEALS
Business Meeting Minutes

TOWN OF NORWELL
TOWN CLERK

2016 FEB 18 PM 3:42

MEETING DATE: Wednesday, January 13, 2016
TIME SCHEDULED: 7:00 P.M.
LOCATION: Town Hall Building Office
MEMBERS PRESENT: Lois S. Barbour, Chair
Philip Y. Brown, Vice-Chair
David Lee Turner, Clerk
Thomas P. Harrison
Ralph J. Rivkind

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APPLICANT'S REPRESENTATIVES FOR TIFFANY HILL, LLC.

James A. Pavlik, P.E. of Outback Engineering
Kevin Sealund, Site Contractor of Sealund Corp.

OTHERS PRESENT:

John C. Chessia, Town Consultant
Robert W. Galvin, Town Counsel

The meeting was called to order at 7:00 P.M.

MINUTES: Upon a motion duly made and seconded, members present **VOTED** unanimously to approve minutes for the business and executive session meetings held on December 1, 2015.

INVOICES: Upon a motion duly made and seconded, members present **VOTED** unanimously to approve Chessia Consulting invoice #1494, dated 1/5/16, for project monitoring of the 239 Washington Street 40B project.

NEW BUSINESS/CHAIR REPORT: None discussed

DISCUSSION ITEMS WITH APPLICANT AND TOWN'S CONSULTANT:

Tiffany Road 40B: The purpose of the meeting requested by the Board of Appeals was to obtain a status update from the Applicant, relating to implementation of recent stormwater recommendations by the Town's project monitor. A member had observed and reported ponding around the basin on the street with flooding and/or run-off onto Tiffany Road over a period of three days the end of December. The developer subsequently addressed the matter with silt socks being placed, as required. It was noted the land elevations, especially at the site entrance can create problems and the paved swale to and at the basin had not been properly directing stormwater into the basin and away from Tiffany Road. A subsequent storm event over the weekend prior to this meeting revealed the situation appears to have been addressed with only limited problems noted by the project monitor.

The condition of Tiffany Road in the area of the project entrance was also discussed. It was noted the gas line installation created road condition issues during restoration of the roadway. Members agreed that the Highway Surveyor should communicate with the gas utility company about repairing the roadway. A further roadway condition, created over the past winter when plows had hooked two manhole covers, was noted. This problem should also be brought to Mr. Foulsham's attention.

Finally, concern was expressed about erosion of bare areas of soil on site that could direct silt onto the roadway and affect the proper functioning of stormwater features. Stumps could be ground up and used to stabilize some areas of disturbed soil but all exposed

areas must be addressed. This should be done as a matter of routine in any areas that are exposed for more than fourteen (14) days.

OLD BUSINESS/STATUS UPDATES: None discussed

EXECUTIVE SESSION: Upon a motion duly made and seconded, individual members were polled to enter into executive session at approximately 7:20 P.M. for the purpose of reviewing pending litigation with Town Counsel. Upon a motion duly made and seconded, Members Brown, Turner, Harrison, Rivkind, and Barbour **VOTED** to enter into executive session and to return to open session immediately following.

ADJOURNMENT: The meeting was adjourned at approximately 7:30 P.M.

PUBLIC HEARINGS:

1. Upon a motion duly made and seconded, Members Brown, Harrison, and Barbour **VOTED** unanimously to continue the public hearing on the **Mass Medi-Spa Site Plan/Special Permit** application for property located at **Lot 9, Cordwainer Drive**, to February 10, 2016, at 7:25 P.M. with the understanding that no discussion on the proposed project will ensue, as a quorum will not be available that evening due to the previously planned absence of a sitting member of that panel. The purpose at that meeting will be to identify a reasonable date when Planning Board recommendations are anticipated to be available and then continue to a mutually convenient date and time certain.
2. Upon a motion duly made and seconded, Members Brown, Turner, and Rivkind **VOTED** unanimously to approve the **Special Permit/Section 6 Finding** application with conditions for property located at **248 River Street**.

NEXT SCHEDULED MEETING: Wednesday, February 10, 2016

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 2/17/16, in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed: 
As Clerk/Assistant Clerk

Date: 2/17/16

Copy filed with: *Office of the Town Clerk*

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