

*Town of Norwell*  
**BOARD OF APPEALS**  
**Business Meeting Minutes**  
**May 3, 2017**

**MEETING DATE:** Wednesday, May 3, 2017  
**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

TOWN OF NORWELL  
TOWN CLERK  
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The meeting was called to order at approximately 7:12 P.M.

**MINUTES:** Upon a motion duly made and seconded, members present **VOTED** to approve business meeting minutes of April 5, 2017.

**INVOICES:** Upon a motion duly made and seconded, members present **VOTED** unanimously to approve invoices #1620, dated 10/15/16, in the amount of \$815.50 for the 239 Washington Street 40B; #1737, dated 4/10/17, in the amount of \$147.00; and #1724, dated 4/10/17, in the amount of \$900.00, all payable to Chessia Consulting Services.

**DISCUSSION AND VOTES:**

**WITHDRAWAL REQUEST:** Members Rivkind, Brown, and Barbour **VOTED** unanimously to approve withdrawal without prejudice of the Site Plan/Special Permit and Site Plan modification Applications for properties located at **103, 111, and 113 Washington Street**, as requested by the Applicant's attorney in his letter of April 12, 2017. Member Rivkind will write a confirmation letter of the Board's action.

**239 WASHINGTON STREET 40B:** Chair Barbour reported that Mr. Chessia had raised a concern that two parking spaces previously shown on the project plans appear to have been lost with the increase in number of units from thirty-nine (39) to forty (40). Chair Barbour will follow-up with the Applicant.

**40 RIVER STREET 40B:** The Board will be receiving an application for the Town-sponsored 40B at 40 River Street, location of the former police station, voted by the Town to provide rental affordable housing. It appears a Project Eligibility Letter has been received of which the Board should obtain a copy. Tori advised she has already heard from the attorney for the project, Chris Alphen.

**ACCOUNTING DEPARTMENT:** Members present, upon a motion duly made and seconded, **VOTED** to authorize the Chair to sign forms submitting filing fees to the Accounting Department in the amounts of \$2,000 for the 141 Longwater Site Plan and \$500 for the 433R Washington Street Sign Variance. Further, the Board **VOTED** unanimously to authorize the Chair to sign Accounting Department forms submitting \$7,500 escrow deposit received from Tiffany Hill 40B and \$5,000 escrow deposit for 400 Cordwainer.

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

**PUBLIC HEARINGS:**

1. Upon a motion duly made and seconded, Members Brown, Harrison, and Rivkind **VOTED** to approve the Sign Variance application for property at **433R Washington St.** Member Brown volunteered to write the decision.
2. Upon a motion duly made and seconded, Members Turner, Brown, and Rivkind **VOTED** to approve the application for a Special Permit/Section 6 Finding on property located at **81 King's Landing.** Member Brown volunteered to write the decision.
3. Upon a motion duly made and seconded, Members Turner, Harrison, and Barbour **VOTED** unanimously to approve the Site Plan/Special Permit modification application on property located at **141 Longwater Drive.** Member Barbour volunteered to write the decision with a draft to be prepared by the Applicant's attorney, Howard Kelman.

**NEXT SCHEDULED MEETING:** Wednesday, May 17, 2017

*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 17 May 2017 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.*

Signed:  Date: 17 MAY 2017  
As Clerk/Assistant Clerk

Copy filed with: Office of the Town Clerk

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