

Town of Norwell
BOARD OF APPEALS
Business Meeting Minutes
with Public Hearing Votes
June 20, 2018

MEETING DATE: Wednesday, June 20, 2018
TIME SCHEDULED: 6:45 P.M.
LOCATION: Building Office
MEMBERS PRESENT: Lois S. Barbour, Chair
Philip Y. Brown
David Lee Turner, Clerk
Thomas P. Harrison
Ralph J. Rivkind, Asst. Clerk

TOWN OFFICIALS PRESENT for ZBA salary line discussion:
Peter Morin, Town Administrator
Ellen Allen, Chair – Board of Selectmen

TOWN OFFICIALS and OTHERS PRESENT for 40 River Street 40B proposed plan change discussion:

Peter Shea, Chair – Community Housing Trust
Gregg McBride, Board of Selectmen liaison – CHT
Patricia Richardson, Clerk – CHT
T. Andrew Reardon, Member – CHT

TOWN'S CONSULTANT: John C. Chessia, P.E. – Chessia Consulting

APPLICANT'S REPRESENTATIVES:
Jennifer Van Campen, Executive Director – Metro West
Peter Palmieri, Merrill Engineers & Land Surveyors
Dan Brainerd, Resolution Architects

BUSINESS MEETING: The meeting was called to order at approximately 6:50 P.M.

AGENDA: Upon a motion duly made and seconded, members present **VOTED** unanimously to approve the evening's agenda.

DISCUSSION – ZBA Salary Line: At the request of the Board of Appeals, Town Administrator Peter Morin attended the meeting, accompanied by BoS Chair Allen, to discuss the new line item in the FY '19 budget for the Board of Appeals of which it had no prior knowledge and which had not been discussed with any member of the Board. TA Morin indicated that he with the building inspector and the Finance Director decided that the primary support for the Board would be more appropriately reflected in a salary line for the ZBA with approximately 10 hours per week allocated to that line. All present are aware that the clerical needs of the ZBA can vary significantly, depending upon the applications before it, especially in the case of 40Bs. It is understood that the ZBA's current admin will provide training and back-up for the new part-time admin position. The current 10-hour part-time Building Office employee will now become the ZBA's admin.

MINUTES: Upon a motion duly made and seconded, members present **VOTED** unanimously to approve minutes for June 6, 2018. (N.B. These minutes had already been signed and filed with the Town Clerk.)

INVOICES: Upon a motion duly made and seconded, members present **VOTED** unanimously to approve the following Chessia Consulting 40B project monitoring invoices: No. 1951, dated 6/6/18, for the 370 Washington Street in the amount of \$180.00 and No. 1947, dated 6/6/18, for the Tiffany Hill 40B project in the amount of \$252.00.

DISCUSSION – 40 River Street 40B Proposed Plan Changes: As a result of revised plans recently filed, the 40 River Street 40B Project applicant's representatives were in attendance to review and discuss the proposed changes.

After an introduction by Ms. Van Campen, Project Engineer Palmieri and Architect Brainerd discussed the following proposed changes:

1. Segmented 2-tiered wall to replace poured concrete proposed
REASON: Wall will change from poured concrete single unit to 2-tier stepped segmented block. The engineered design is still in process. Town Consultant Chessia stated no elevation data has yet been detailed for the wall, which will be drawn by a segmented structure engineer or building structural engineer. The narrowest point would be 10' from the building. The reason stated for the proposed change is for cost and aesthetics, although Member Turner expressed concern about affordability and maintenance costs. Engineer Palmieri states no change in stormwater management would be needed.
2. Add snow storage area
REASON: Required
3. Although gas service is available on River Street and was used in the former Police Station building, it will no longer be used to service the new building. Heating and cooling will be electric with heat pump systems utilized.
REASON: Elimination of combustion in units; metering considerations for tenants for both cooling and heating; one system – air source heat pump for each unit and office and hallways; cost analysis for gas boiler v. heat pumps was convincing.
4. Walkway on southerly corner will be eliminated.
REASON: The Applicant proposes to move that walkway to a more northerly location due to more convenient and accessible route. The Applicant has been negotiating with the First Parish Church for a potential easement that is still under discussion. Members agreed that there is no Board concern relating to the proposed easement.
5. Remove current pavement in lower parking area: to be loamed and seeded in lieu of proposed pervious pavement parking area (See Drawings C2.1 and C2.2 on submitted revised plan set, dated April 13, 2018, rev. June 6, 2018, as prepared by Merrill, signed and sealed by Peter C. Palmieri, Registered Professional Engineer, as date-stamped by the Board of Appeals on 6/13/18)
REASON: not needed

After a brief discussion, it was determined that although the Board had not received a formal written request to consider whether the proposed changes were significant under DHCD Rules, upon a motion duly made and seconded, Members Harrison, Rivkind, and Barbour **VOTED** to approve the changes as not significant and a new public hearing is, therefore, not warranted. The Applicant must still submit engineered plans to be reviewed by the Town's consultant, prior to commencement of construction. If there were concerns about the final plans, the Applicant would be required to meet with the Board.

ADJOURNMENT: The business meeting was adjourned at approximately 7:53 P.M.

PUBLIC HEARING VOTES:

1. Upon a motion duly made and seconded, Members Turner, Harrison, and Barbour **VOTED** unanimously to accept the withdrawal request for the **Special Permit/Section 6 Finding** application on property located at **101 Accord Park Dr.** without prejudice, as requested in Attorney Walter B. Sullivan's letter of June 19, 2018.
2. Upon a motion duly made and seconded, Members Barbour, Brown, and Rivkind **VOTED** unanimously to continue the **Site Plan/Variance** application on property located at **10 Washington Street to Wednesday, June 27, 2018, at 7:30 P.M.**, a special meeting date for this continued public hearing only with no business meeting scheduled.
3. Upon a motion duly made and seconded, Members Brown, Rivkind, and Barbour **VOTED** unanimously to continue the Site Plan Review on property located at **111/113/119 Washington Street to Wednesday, July 25, 2018, at 7:30 P.M.** in accordance with the Applicant's request, as they have not completed the Planning Board Review.

The Board completed all business at 8:08 P.M.

NEXT SCHEDULED MEETING: Wednesday, July 25, 2018.

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 20 June 2018 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed:  Date: 20 JUNE 2018
As Clerk/Assistant Clerk

Copy filed with: *Office of the Town Clerk*
Posted on Town Website