

*Town of Norwell*  
**BOARD OF APPEALS**  
**VIRTUAL Business Meeting Minutes**  
**with Public Hearing Votes revised to correct scrivener's error**  
**June 24, 2020**

**MEETING DATE:** Wednesday, June 24, 2020  
**TIME SCHEDULED:** 7:00 P.M.  
**LOCATION:** Virtual Meeting held VIA Zoom  
**MEMBERS PARTICIPATING:** Lois S. Barbour, Chair  
Philip Y. Brown, Vice Chair  
Ralph J. Rivkind, Asst. Clerk  
Roy W. Bjorlin  
Matthew H. Greene  
Daniel M. Senteno arv. 7:20 P.M.  
**MEMBERS ABSENT:** David Lee Turner, Clerk  
Stephen T. Bright

**RECEIVED**  
2020 JUL 23 PM 12:46  
TOWN OF NORWELL  
TOWN CLERK

This was the fifth meeting of the Board of Appeals held remotely due to the COVID-19 pandemic under Governor Baker's declaration of a public health emergency and related Emergency Executive Order, dated March 12, 2020. The Board plans to continue to utilize technological capabilities of the Zoom platform for the foreseeable future or until the current public health emergency is resolved.

**CALL TO ORDER:** The business meeting was called to order at approximately 7:00 P.M.

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

**MINUTES:** Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to approve the business meeting minutes of 6/17/20, as written with reading of the minutes waived.

**REORGANIZATION OF THE BOARD:** This agenda item was tabled until the next meeting, as the Board of Selectmen have committee reappointments on their agenda the same night as this meeting.

**INVOICES:** none presented

**DISCUSSION:**

**Hanover Crossing:** Plan revisions were previously submitted relating to the proposed theatre building, requiring modification of the plan, as described in Chessia Consulting's review letter of May 11, 2020. Upon a motion duly made and seconded, Members Brown, Rivkind, and Barbour were individually polled and **VOTED** unanimously to approve the plan modification requested. The Chair will confirm this action by letter to be sent to the Applicant and filed with the Town Clerk.

2020 JUL 23 PM 12:46

**Old Business:**

1. **495 Washington Street:** open item
2. **239 Washington Street:** Final profits review needs to be addressed
3. **40 River Street 40B:** Progress on as-built plans needs follow-up.

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**ADJOURNMENT:** Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to adjourn the business meeting at approximately 7:15 P.M.

**PUBLIC HEARINGS:**

1. At the request of the Applicant, upon a motion duly made and seconded, Members Rivkind, Greene, and Barbour were individually polled and **VOTED** unanimously to grant withdrawal of the Special Permit/ In-Law Apartment application without prejudice on property located at **36 Pleasant Street**.
2. Upon a motion duly made and seconded, Members Bjorlin, Barbour, and Senteno were individually polled and **VOTED** unanimously to approve the application for the Special Permit/Section 6 Finding on property located at **74 High Street**. Member Senteno will write the decision.
3. Upon a motion duly made and seconded, Members Barbour, Greene, and Senteno were individually polled and **VOTED** unanimously to approve the Section 6/Special Permit application on property known as **52 Christopher Road**. Member Senteno will write the decision.
4. Upon a motion duly made and seconded, Members Rivkind, Greene, and Barbour were individually polled and **VOTED** unanimously to approve the public hearing for the Special Permit application on property located at **88 Stony Brook Lane**. Member Barbour will write the decision.
5. Upon a motion duly made and seconded, Members Brown, Bjorlin, and Senteno were individually polled and **VOTED** unanimously to continue the **Site Plan/Special Permit** application for property known as **Lot 89, Cordwainer Drive** to July 29, 2020, at 7:30 P.M.
6. Upon a motion duly made and seconded, Members Rivkind, Brown, and Barbour were individually polled and **VOTED** unanimously to continue the **Site Plan** application for property known as **144-148 Washington Street** to July 29, 2020, at 7:35 P.M.

**NEXT SCHEDULED MEETING:** July 22, 2020

*These revised 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 July 22, 2020, in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.*

Signed: \_\_\_\_\_

  
As Clerk/Assistant Clerk

Date: 7/23/2020