

Town of Norwell
BOARD OF APPEALS
HYBRID Business Meeting Minutes
with Public Hearing Votes
September 9, 2020

TOWN OF NORWELL
TOWN CLERK

2020 SEP 29 PM 12:05

RECEIVED

MEETING DATE: Wednesday, September 9, 2020
TIME SCHEDULED: 7:00 P.M.
LOCATION: Hybrid Meeting held VIA Zoom
MEMBERS PARTICIPATING: Lois S. Barbour, Chair
Philip Y. Brown, Vice Chair
Ralph J. Rivkind, Clerk
Roy W. Bjorlin
Stephen T. Bright
MEMBER AT TOWN HALL: Matthew H. Greene
MEMBERS ABSENT: Daniel M. Senteno

This was the seventh 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. Member Greene was at Town Hall in the event a member of the public preferred to attend in person with approximately eight members of the public present for the 110 Tiffany Road public hearing.

CALL TO ORDER: The business meeting was called to order at approximately 7:09 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 7/29/20, as written with reading of the minutes waived.

INVOICES: Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to approve invoices: WBMason #S106406028, dated 8/17/20, for office supplies; Chessia Consulting Services #2460, dated 9/7/20, for the Tiffany Hill 40B; and *The Mariner* #112096 in the amount of \$209.06 to be charged to the COVID account for readvertising for the requested 350 Washington Street Use Variance application.

DISCUSSION:

2021 ZBA Meeting Calendar: Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to approve the 2021 Meeting Calendar.

35 High Street: Steve Marsh submitted a letter to be filed with the Town Clerk, confirming that property has reverted to residential use, as a doctor's office is no longer an accessory use. As there is no application before the Board, this was briefly discussed as a matter of information.

400 Cordwainer Drive: A letter, dated August 11, 2020, from Attorney De Lisi was received, requesting extension of approvals on property located at 400 Cordwainer Drive (f/k/a Lot 9), due to expire on October 18, 2020, while awaiting anticipated changes in the Town of Norwell Bylaw approved at the ATM but waiting to be included on the ballot for the next Town election. As there is a question relating to the extension, Members Barbour, Brown, and Bjorlin agreed to continue the matter to the next meeting on September 23, 2020, in order for the Applicant's attorney to be in attendance.

495 Washington Street: The Chair again communicated with the project engineer relating to finalization of the final As-Built that remains outstanding.

239 Washington Street: The principals resolved litigation between the two parties and reached a recent settlement agreement. Chair Barbour is following up with Town Counsel relating to the outstanding profits review.

40 River Street 40B: The Chair communicated with the developer as the final As-Built plan remains unresolved.

ADJOURNMENT: Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to adjourn the business meeting at approximately 7:27 P.M.

PUBLIC HEARINGS:

1. Upon a motion duly made and seconded, Members Brown, Bjorlin, and Bright were individually polled and **VOTED** unanimously to continue the Section 6 Finding/Special Permit application on property located at **110 Tiffany Road** to November 4, 2020, as this needs to be readvertised to include the requested Variance.
2. Upon a motion duly made and seconded, Members Rivkind, Bright, and Barbour were individually polled and **VOTED** unanimously to approve the Section 6 Finding/Special Permit application on property located at **604 Main Street**. Member Bright will write the decision.
3. Upon a motion duly made and seconded, Members Brown, Bjorlin, and Barbour were individually polled and **VOTED** unanimously to continue the public hearing at the request of the Applicant's attorney for the Use Variance application on property located at **350 Washington Street** to November 18, 2020, at 7:45 P.M.

NEXT SCHEDULED MEETING: September 23, 2020

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 9/23/2020 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed: _____

As Clerk/Assistant Clerk

Date: _____

9/28/2020

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