

*Town of Norwell* TOWN OF NORWELL  
**BOARD OF APPEALS** TOWN CLERK  
**Business Meeting Minutes** 2021 JUN 17 PH 3:12  
**with Public Hearing Votes**  
**June 2, 2021** RECEIVED

**MEETING DATE:** Wednesday, June 2, 2021  
**TIME SCHEDULED:** 7:00 P.M.  
**LOCATION:** Cafetorium at Norwell Middle School  
**MEMBERS PARTICIPATING:** Lois S. Barbour, Chair  
Philip Y. Brown, Vice Chair (not at public hearing)  
Ralph J. Rivkind, Clerk  
Daniel M. Senteno  
Nicholas K. Dean  
William J. Lazzaro  
Stephen H. Lynch

On behalf of the Board of Appeals R. W. Galvin, Town Counsel  
John C. Chessia, Chessia Consulting Services

This was the first full in-person meeting of the Board of Appeals since Governor Baker's declaration of a public health emergency and related Emergency Executive Order, dated March 12, 2020. The Board plans to resume in-person meetings with no Zoom option currently contemplated.

**CALL TO ORDER:** The business meeting was called to order at approximately 7:03 P.M.

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

**MINUTES:** Upon a motion duly made and seconded, members present **VOTED** unanimously to approve the business meeting minutes of 5/19/21, with reading of the minutes waived. Further, upon a motion duly made and seconded, members present **VOTED** unanimously to approve the minutes for the executive session with Town Counsel on 5/19/21, with reading of the minutes waived.

**INVOICES:** Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to approve Chessia Consulting Services invoice # 2669, dated 5/9/21, in the amount of \$363.00 for 555 Cordwainer f/k/a Lot 89.

**OLD BUSINESS/STATUS UPDATES:**

**555 Cordwainer:** At the last meeting on May 19, 2021, Susan Spratt, P.E., was in attendance with members of the project team about to a stormwater construction issue per her 5/17/21 email. As the Conservation Commission agreed the change is not significant, upon a motion duly made and seconded, Members Brown, Rivkind, and Barbour **VOTED** unanimously to approve the plan modification. Copies of the revised plan will be submitted to Conservation and the Board of

Appeals, as well as the Town's consultant. A letter will be sent to the applicant confirming the vote.

**495 Washington Street:** Member Barbour recently received an email from the Applicant requesting that the requirement for a fence around the dumpster be waived. After a short discussion and upon a motion duly made and seconded, Members Brown, Rivkind, and Barbour **VOTED** to disallow the applicant's request, as the fencing is a standard condition of all commercial Site Plan decisions. The fencing shields the view of visitors to the property, acts as a deterrent to unauthorized use by others, and contains trash that might otherwise blow away or become an attractive nuisance to animals.

**239 Washington Street 40B:** Town Counsel will address outstanding questions.

**40 River Street 40B:** Final as-built remains outstanding. Member Barbour is awaiting a response to a recent inquiry to the developer.

**ADJOURNMENT:** Upon a motion duly made and seconded, prior to the scheduled public hearing, at approximately 7:32 P.M., members present **VOTED** unanimously to suspend the business meeting to adjourn the business meeting.

**PUBLIC HEARING:**

After discussion with and concurrence of the Applicant's representatives, upon a motion duly made and seconded, Members Lazzaro, Lynch, and Barbour **VOTED** unanimously to continue the public hearing on the Comprehensive Permit application for the project known as **15 High Street** to July 7, 2021, at which time the Applicant intends to discuss architectural components of the project.

*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 6/16/21 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.*

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



As Clerk/Assistant Clerk

Date: \_\_\_\_\_

6/16/21

*Next scheduled meeting: June 16, 2021*

RECEIVED

2021 JUN 17 PM 3:12

TOWN OF NORWELL  
TOWN CLERK