

Town of Norwell
BOARD OF APPEALS
Business Meeting Minutes
with Public Hearing Votes
June 16, 2021

TOWN OF NORWELL
TOWN CLERK
2021 JUN 31 PM 3:03
RECEIVED

MEETING DATE: Wednesday, June 16, 2021
TIME SCHEDULED: 7:00 P.M.
LOCATION: Town Hall Gym
MEMBERS PARTICIPATING: Lois S. Barbour, Chair
Philip Y. Brown, Vice Chair
Ralph J. Rivkind, Clerk
William J. Lazzaro
Stephen H. Lynch
MEMBERS ABSENT: Daniel M. Senteno
Nicholas K. Dean

This was the second 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 will continue in-person meetings with no Zoom option currently contemplated.

CALL TO ORDER: The business meeting was called to order at approximately 7:06 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 6/2/21, with reading of the minutes waived.

INVOICES: Upon a motion duly made and seconded, members present **VOTED** unanimously to approve Chessia Consulting Services invoice # 2696, dated 6/2/21, in the amount of \$325.00 for the 15 High Street 40B project and #2692, dated 6/2/21, in the amount of \$751.00 for 555 Cordwainer f/k/a Lot 89. Additionally, upon a motion duly made and seconded, members present **VOTED** unanimously to approve the W.B. Mason invoice #220126843, dated 5/12/21, for office supplies. Upon a motion duly made and seconded, members present **VOTED** to approve reimbursement to Member Lynch in the amount of \$20.00 for a recent CPTC workshop on 40Bs.

NEW BUSINESS/STATUS UPDATES:

15 High Street 40B Site Walk: Panel members Barbour, Lazzaro, and Lynch reported on a June 12, 2021, site walk at 15 High Street, accompanied by two of the Applicant's representatives, Stephen Gallagher and Peter Crabtree. As the site had been staked to show critical building corners, property boundaries, and driveways, members were able to observe potential privacy issues created by the two southerly buildings that would overlook the backyard and swimming pool of a direct abutter. Further, members will be looking for documentation from the Town on a 20' easement on the southern boundary line. The Applicant's representatives indicated they would likely be willing to consider augmenting plant material on that boundary line.

OLD BUSINESS/STATUS UPDATES:

TOWN OF NORWELL
TOWN CLERK

495 Washington Street: Still awaiting final As-Built Plans

2021 JUN 31 PM 3:03

239 Washington Street 40B: The Board **VOTED** to instruct Town Counsel to address outstanding questions on potential profits to the Town that could be realized from the required cost certification process. (N.B. The Board did receive a letter from Town Counsel, dated 6/17/21, to MassHousing requesting an update on the long-awaited cost certification, and as a follow-up to two prior letters in March 2018 and January 28, 2020, on which no response has yet been received.)

40 River Street 40B: Member Barbour will again follow-up with the developer to determine the status of the outstanding As-Built Plans that must be reviewed by the Board's peer review consultant.

ADJOURNMENT: Upon a motion duly made and seconded, prior to the scheduled public hearing, at approximately 7:28 P.M., members present **VOTED** unanimously to adjourn the business meeting.

PUBLIC HEARINGS:

1. Upon a motion duly made and seconded, Members Rivkind, Barbour, and Lazzaro **VOTED** to continue the Business B Special Permit public hearing on property located at **454 Washington Street** to June 30, 2021, at 7:35 PM.
2. Upon a motion duly made and seconded, Members Brown, Lazzaro, and Lynch **VOTED** to approve the Section 6/Special Permit application on property located at **32 Washington Park Drive**. Member Lazzaro will write the decision.
3. Upon a motion duly made and seconded, Members Brown, Rivkind, and Barbour **VOTED** to continue the public hearing on property located at **180 Central Street** to June 30, 2021, at 7:37 PM. A site walk is scheduled on June 24, 2021, at 8:00 AM for members only.
4. Upon a motion duly made and seconded, Members Brown, Rivkind, and Lynch **VOTED** to continue the public hearing on property known as **Lot 84 Winter Street** to July 14, 2021, at 7:30 PM. A site walk is scheduled on June 28, 2021, at 5:00 PM for members only.

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 6/30/21 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed: _____

As Clerk/Assistant Clerk

Date: _____

6/30/21

Clerk

Next scheduled meeting: June 30, 2021