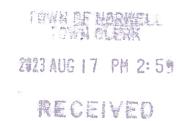
Town of Norwell

BOARD OF APPEALS Business Meeting Minutes July 19, 2023



MEETING DATE:

Wednesday, July 19, 2023

TIME SCHEDULED:

7:00 P.M.

LOCATION:

Osborn Room at Town Hall

MEMBERS PRESENT:

Lois S. Barbour, Chair Ralph J. Rivkind, Clerk

Daniel M. Senteno arv. 7:05 Stephen H. Lynch, Vice Chair

MEMBERS ABSENT:

William J. Lazzaro

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

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

REORGANIZATION OF THE BOARD: Upon a motion duly made and seconded, members present **VOTED** Lois S. Barbour, as Chair. Upon a motion duly made and seconded, members present **VOTED** Stephen H. Lynch, as Vice Chair. Upon a motion duly made and seconded, members present **VOTED** Ralph J. Rivkind, as Clerk.

<u>MINUTES</u>: Upon a motion duly made and seconded, members present **VOTED** unanimously to approve meeting minutes of 6/21/23.

<u>INVOICES</u>: Upon separate motions duly made and seconded, members present approved payment of the following invoices to Chessia Consulting:

126 Tiffany proposed 40B field testing observation	\$796.00
Damon Farm 40B	\$700.00
Tiffany Hill 40B	\$160.00
341 Washington Street	\$446.00
555 Cordwainer Drive	\$293.00

DISCUSSION ITEMS:

<u>126 TIFFANY ROAD Pre-Application Testing</u>: The Town's consultant is continuing to observe site testing, as needed, per the request of the applicant that have provided escrow to the Town for that purpose.

136 LONGWATER DRIVE Site Plan:

<u>341 WASHINGTON STREET Site Plan</u>: As the Applicant has responded that the sidewalk was constructed to meet ADA parking requirements, this file is now closed.

111-119 WASHINGTON STREET Site Plan: This project will likely wrap-up by the end of the year.

<u>TIFFANY HILL 40B</u>: The final invoice has now been received and this file is closed.

<u>DAMON FARM 40B</u>: HOA President Michael Grandinetti of 11 Damon Farm Way expressed concern that the bond amount will be returned to the developer. The Chair

explained the responsibility of the Town is to ensure the completed project complies with the Comprehensive Permit and any modifications thereto. The bond is a contract between the Town and the developer; the HOA was not party to that agreement. Chessia Consulting, the project monitor, has reviewed the project "As-built" plans and made an onsite inspection with findings contained in a report dated July 7, 2023, of which the HOA may obtain a copy from the Zoning Office. However, the Town will retain 15% of the bond amount until the developer's engineer responds to the Chessia report and the ZBA determines any outstanding items have been satisfied. Members of the ZBA recommended that the HOA's responsibility be discussed with its attorney, who should be able to clarify any questions.

Sandra Turco of 1220 Main Street Hingham also inquired about landscaping relating to easement access of which the ZBA is not a party. Again, it was suggested that the HOA may wish to consult with its attorney.

The developer is still working with the Conservation Commission to close out the project.

15 HIGH STREET 40B: A total of 28 building permits were issued by the end of June.

BUSINESS MEETING ADJOURNMENT: Upon a motion duly made and seconded, members present **VOTED** unanimously to adjourn the business meeting at approximately 7:23 P.M.

PUBLIC HEARING VOTES:

Upon a motion duly made and seconded, Members Barbour, Lynch, and Senteno **VOTED** unanimously to approve the **Section 6 Finding/Special Permit** application on property located at *75 River Street*. Member Barbour will draft the decision.

Upon a motion duly made and seconded, Members Rivkind, Senteno, and Lynch **VOTED** unanimously to approve the **Section 6 Finding/Special Permit** application on property located at **857 Main Street**. Member Lynch will draft the decision.

Upon a motion duly made and seconded, Members Rivkind, Senteno, and Lynch **VOTED** unanimously to approve the **Section 6 Finding/Special Permit** application on property located at **56 Millwood Circle**. Member Barbour will draft the decision.

These minutes have been approved with redding of the minutes waived by unanimous public meeting duly held on	vote of the Board of Appeals at a in accordance with M.G.L. c40A,			
Signed: Myslight Clerke	Date:	8/17	123	e e e e e e e e e e e e e e e e e e e
Next scheduled meeting: August 16, 2023			65	
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