

Town of Norwell
BOARD OF APPEALS
Business Meeting Minutes
September 9, 2021

TOWN OF NORWELL
TOWN CLERK
2021 SEP 30 AM 11:54

RECEIVED

MEETING DATE: Wednesday, September 9, 2021
TIME SCHEDULED: 7:00 P.M.
LOCATION: Osborn Room at Town Hall on cable and Zoom
MEMBERS PRESENT: Lois S. Barbour, Chair
Ralph J. Rivkind, Clerk
Daniel M. Senteno
William J. Lazzaro
Stephen H. Lynch
MEMBERS ABSENT: Philip Y. Brown, Vice Chair
Nicholas K. Dean

CALL TO ORDER: The business meeting was called to order at approximately 7:05 P.M. Business meetings and public hearings will continue to be scheduled in-person in the Osborn Room and telecast on cable with a Zoom option through Harbor Media.

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** to approve the business meeting minutes of 8/18/21, with Member Lazzaro abstaining as he was not present at that meeting.

INVOICES: Upon a motion duly made and seconded, members present **VOTED** unanimously to approve Chessia Consulting Services invoice #2746 in the amount of \$893.90 for work relating to the 15 High Street 40B project.

NEW BUSINESS/STATUS UPDATES:

15 High Street: To be discussed at the beginning of that public hearing.

OLD BUSINESS/STATUS UPDATES:

495 Washington Street: The fence has been installed, but still waiting for gate. Hopefully, a final as-built plan can be submitted for review in the near future.

239 Washington Street 40B: The Board is awaiting an update from Town Counsel on the current status of the profits review by the state.

40 River Street 40B: Upon a motion duly made by Member Rivkind and seconded by Member Senteno, Members Rivkind, Senteno and Barbour **VOTED** to accept the As-Built Plans, reviewed by Chessia Consulting as being substantially in compliance with the approved plans. This item is now closed.

Simon Hill 40B: The process for DEP Groundwater Permit is being followed in order for the Town's 30-day comment period to be known in a timely fashion.


15 High Street: All files are now posted on the Board's webpage, and written public comments of neighbors will be added with email addresses redacted.

Zoning Articles: Bylaw warrant article votes from the annual Town Meeting may not be properly sequenced for paper binders issued by General Code. Further work is needed to ensure these are correct.

ADJOURNMENT: Upon a motion duly made and seconded, prior to the scheduled public hearing, at approximately 7:17 P.M., members present **VOTED** unanimously to adjourn the business meeting.

PUBLIC HEARING VOTES: See separate 15 High Street Public Hearing minutes.

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 9/29/21 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed:  As Clerk Date: 9/29/21

Next scheduled meeting: September 27, 2021

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