

Town of Norwell
BOARD OF APPEALS
Business Meeting Minutes
with Public Hearing Votes
January 20, 2021

TOWN OF NORWELL
TOWN CLERK
2021 FEB 11 PM 1:55
RECEIVED

MEETING DATE: Wednesday, January 20, 2021
TIME SCHEDULED: 7:00 P.M.
LOCATION: Remote Meeting held VIA Zoom
MEMBERS PARTICIPATING: Lois S. Barbour, Chair
Philip Y. Brown, Vice Chair
Ralph J. Rivkind, Clerk
Matthew H. Greene
Stephen T. Bright
Daniel M. Senteno
Nicholas K. Dean
TOWN HALL MONITOR: Not required; no appointments made in advance

This was the fourteenth 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. As no appointments were made for Town Hall attendance, the meeting was held via Zoom only.

CALL TO ORDER: The business meeting was called to order at approximately 7:01 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 meeting minutes of 12/9/20 and 1/6/21.

INVOICES: No invoices were presented.

DISCUSSION – New Business:

Simon Hill 40B: Notice of Project Change letter, dated January 20, 2021, was emailed to the Chair and Town Counsel by the Applicant's attorney. The Board is consulting with Town Counsel and will meet to discuss at a special meeting on February 10, 2021. Member Greene expressed interest in filling out the panel with Members Rivkind and Barbour, both panel members on the original 40B home ownership project application and the subsequent project change to rental apartments.

FY '22 Budget: Member Rivkind presented a draft budget for approval, totaling \$24,230. Member Barbour suggested including an additional sum of \$2,000. to cover potential consulting fees for review and update of the Board's Rules that have not been revised since 2014. Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to approve the budget for a total of \$26, 230.

Board of Appeals Rules Revision: Member Barbour would like to work on revision of the Rules, as the last update was completed in 2014. Member Senteno expressed interest in being involved. Others are free to join in the process. A Word document of the Rules will be sent to members to review for future discussion.

DISCUSSION – Old Business:

495 Washington Street: Progress on the as-built plan is stalled; Chair has been in touch with the project engineer and will consult with the Building Inspector

239 Washington Street 40B: Waiting to hear from Town Counsel as to next steps; final as-built still outstanding.

40 River Street 40B: As-built plans remain outstanding

ADJOURNMENT: Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to adjourn the business meeting at approximately 7:32 P.M. to begin scheduled public hearings.

PUBLIC HEARINGS:

1. Upon a motion duly made and seconded, Members Brown, Senteno, and Dean were individually polled and **VOTED** unanimously to continue the Special Permit application for an in-law apartment on property located at **182 Lincoln Street**, to March 3, 2021, at 7:30 P.M., as no one was present to represent the Applicant.
2. Upon a motion duly made and seconded, Members Green, Bright, and Dean were individually polled and **VOTED** unanimously to continue the application for a Section 6 Finding/Special Permit on property located at **141 High Street**, to February 10, 2021, at 7:30 P.M., in order for the Applicant to submit the requisite sign-offs from Conservation and the Board of Health.
3. Upon a motion duly made and seconded, Members Rivkind, Greene, and Dean were individually polled and **VOTED** unanimously to deny Section 6 Finding/Special Permit application on property located at **44 Gerard Road**, as the 4-bedroom plan was denied by the Board of Health.
4. Upon a motion duly made and seconded, Members Rivkind, Senteno, and Barbour were individually polled and **VOTED** unanimously to continue the Site Plan/ Special Permit application on property located at **136 Longwater Drive** to March 3, 2021, at 7:45 P.M., as the Applicant is still before the Planning Board.
5. Upon a motion duly made and seconded, Members Rivkind, Bright, and Barbour were individually polled and **VOTED** unanimously at the request of Walter M. Sullivan, attorney on behalf of the Owners, to grant withdrawal of the Appeal on property located at **20 Wanton Shipyard**.

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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 2/10/21 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed: [Signature] Date: 2/10/21
As Clerk/Assistant Clerk

Next scheduled meeting on February 10, 2021

Public Hearing – 2/10/21

7:30 P.M. Continued Section 6/Special Permit: 141 High Street (MHG, STB, NKD)

Next Public Hearings – 3/3/21

7:30 P.M. Continued Sec6/SP-inlaw 182 Lincoln St (PYB, DMS, NKD)

7:45 P.M. Continued Site Plan Modification: 136 Longwater Drive (PYB, LSB, DMS)

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