

*Town of Norwell*  
**BOARD OF APPEALS**  
**Business Meeting Minutes**  
**with Public Hearing Vote**  
**March 3, 2021**

TOWN OF NORWELL  
TOWN CLERK  
2021 MAR 11 A 11:48

**MEETING DATE:** Wednesday, February 10, 2021  
**TIME SCHEDULED:** 7:00 P.M.  
**LOCATION:** Remote Meeting held VIA Zoom  
**MEMBERS PARTICIPATING:** Lois S. Barbour, Chair  
Philip Y. Brown, Vice Chair arv. 7:26  
Ralph J. Rivkind, Clerk  
Matthew H. Greene  
Daniel M. Senteno  
Nicholas K. Dean

**RECEIVED**

**TOWN HALL MONITOR:** Not required; no appointments made in advance

This was the sixteenth 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 7:12 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 business meeting minutes of 2/10/21, with reading of the minutes waived. Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to approve the executive session minutes of 2/10/21, with reading of the minutes waived.

**INVOICES:** No invoices were presented.

**DISCUSSION:**

**Damon Farm 40B:** On the agenda was discussion of the Notice of Project Change letter from Jeffrey A. Tocchio, Attorney for the Applicant, dated February 10, 2021, requesting that a plan change for Units 30, 31, and 32 for improved placement of footprints and significant increase in the setback to the wetlands and wetland mitigation, in accordance with the plan set prepared by DeCelle-Burke-Sala, dated February 10, 2021. These plans were reviewed by the Town's peer review consultant, Chessia Consulting Services, who responded in a memo, dated February 15, 2021, that these changes were of no concern. Therefore, upon a motion duly made and seconded, Members Rivkind, Greene, and Barbour were individually polled and **VOTED** unanimously to approve the changes, as requested. The Applicant must still receive approval from the Conservation Commission for this change, as discussed with the Conservation Agent Will Saunders.

**ADJOURNMENT:** Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to adjourn the business meeting at approximately 7:28 P.M. and 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 approve the application for an in-law apartment Special Permit on property located at 182 Lincoln Street. Member Brown will write the decision.
2. Upon a motion duly made and seconded, Members Rivkind, Greene, and Dean were individually polled and **VOTED** unanimously to approve the application for a Section 6 Finding and Special Permit on property located at 44 Gerard Road. Member Dean will write the decision.
3. Upon a motion duly made and seconded, Members Greene, Senteno, and Barbour were individually polled and **VOTED** unanimously to continue the application for a Site Plan Modification and Special Permit on property located at 136 Longwater Drive to April 7, 2021.
4. Upon a motion duly made and seconded, Members Brown, Greene, and Barbour were individually polled and **VOTED** unanimously to continue the application for a Site Plan Modification and Special Permit on property located at 144-148 Washington Street to April 7, 2021.
5. Upon a motion duly made and seconded, Members Brown, Rivkind, and Senteno were individually polled and **VOTED** unanimously to grant withdrawal without prejudice, as requested by the Applicant's attorney, of the application for a Variance on property located at Lot 84 Winter Street.

*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 3/10/21 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.*

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

As Clerk/Assistant Clerk

Date: 3/10/21

**Special Business Meeting – 3/10/21**

7:00 P.M. continued discussion on Simon Hill Notice of Project Change letter, dated 1/20/21

**Next Public Hearings – 3/17/21**

7:30 P.M. Section 6/Special Permit in-law 33 Leigh Road

*Next scheduled meeting: April 7, 2021*

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