

Town of Norwell
BOARD OF APPEALS
Business Meeting Minutes
with Public Hearing Vote
May 5, 2021

TOWN OF NORWELL
TOWN CLERK
2021 MAY 20 PM 12:48
RECEIVED

MEETING DATE: Wednesday, May 5, 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
Daniel M. Senteno
Nicholas K. Dean
William J. Lazzaro
MEMBERS ABSENT: Matthew H. Greene

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

This was the twentieth 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 7:04 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 4/7/21, with reading of the minutes waived.

INVOICES: Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to approve Chessia Consulting Services invoice # 2626, dated 4/5/21, in the amount of \$1,740.00 for the Simon Hill 40B. Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to approve Chessia Consulting Services invoice # 2624, dated 4/5/21, in the amount of \$946.00 for 555 Cordwainer.

NEW BUSINESS: The Board officially welcomed new member Stephen H. Lynch, recently appointed by the Board of Selectmen.

555 Cordwainer: Susan Spratt, P.E., was again in attendance with the landscape architect and others members of the project team, relating to recent tree damage at the project site with request for removal per her email of 3/17/21. As requested, landscape plan revisions were provided showing new plantings, including eleven (11) trees, consisting of Green Giant Arborvitae and Redbud. After a short discussion, upon a motion duly made and seconded, Members

Brown, Rivkind, and Barbour were individually polled and **VOTED** unanimously to approve the modified Landscape Plans, dated August 28, 2020, as revised on April 9, 2021, as prepared by Verdant Landscape Architecture, signed and sealed by Katya Podsiadio, Registered Landscape Architect.

OLD BUSINESS/STATUS UPDATES:

495 Washington Street: As no further communication has been received since the last email, dated 4/2/21, Member Barbour will follow-up.

239 Washington Street 40B: Town Counsel is working to address outstanding questions.

40 River Street 40B: Final as-built remains outstanding

ADJOURNMENT: Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to adjourn the business meeting at approximately 8:30 P.M.

PUBLIC HEARINGS:

1. Upon a motion duly made and seconded, Members Brown, Rivkind, and Barbour were individually polled and **VOTED** unanimously to accept withdrawal without prejudice of the application for a Site Plan Modification and Special Permit on property located at **136 Longwater Drive** to May 5, 2021. The filing fee will be waived, as long as a new application is filed prior to December 1, 2021. However, the Applicant will still be responsible for advertising costs.
2. Upon a motion duly made and seconded, Members Brown, Rivkind, 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 May 19, 2021, at which time the Applicant anticipates having met with the Town Planner and others to resolve current issues. The Planning Board has this project on its agenda for June 23, 2021.

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 5/19/21 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed: _____

As Clerk/Assistant Clerk

Date: 5/19/21

Next scheduled meeting: May 19, 2021