

Town of Norwell
BOARD OF APPEALS
Business Meeting Minutes
with Public Hearing Vote
May 19, 2021

TOWN OF NORWELL
TOWN CLERK
2021 JUN -3 PM 1:40
RECEIVED

MEETING DATE: Wednesday, May 19, 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
Stephen H. Lynch

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

This was the twenty-first 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 until June 1, 2021. 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 7:03 P.M.

AGENDA: Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to accept the agenda, as written.

REORGANIZATION OF THE BOARD: Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to elect Lois S. Barbour as Chair for the coming year. Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to elect Phillip Y. Brown as Vice Chair for the coming year. Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to elect Ralph J. Rivkind as Clerk for the coming year. Volunteers were solicited for the position of Assistant Clerk to which Mr. Senteno graciously assented. Therefore, upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to elect Daniel M. Senteno as Assistant Clerk for the coming year.

MINUTES: Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to approve the business meeting minutes of 5/5/21, 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 # 2669, dated 5/9/21, in the amount of \$363.00 for 555 Cordwainer f/k/a Lot 89.

NEW BUSINESS:

555 Cordwainer: Susan Spratt, P.E., was in attendance with members of the project team, including Kevin Randall, Mike Parente, and Tamilyn Liesenfeld, relating to a stormwater management construction issue per her 5/17/21 email. As this issue also involves a Conservation Commission permit, the ZBA awaits the results of that meeting scheduled on 6/1/21 and will place this matter on its 6/2/21 agenda for further action.

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. [Ed. Note: An email was received on 5/10 and this matter is moving toward resolution.]

239 Washington Street 40B: Town Counsel will address outstanding questions.

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

ADJOURNMENT: Upon a motion duly made and seconded prior to the two scheduled public hearings at approximately 7:28 P.M., members present were individually polled and **VOTED** unanimously to suspend the business meeting to reconvene thereafter at 7:45 P.M. at which time members were scheduled to enter into executive session with Town Counsel on the recent White Barn Lane Appellate Court decision. Therefore, at 7:45 P.M., upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to enter into executive session and not return to open session thereafter.

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 a Section 6 Finding and Special Permit on property located at **4 Jefferson Avenue**. Mr. Dean agreed to write the decision.
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 June 30, 2021, at which time the Applicant anticipates having resolved outstanding issues. The Planning Board currently has this project scheduled 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 6/2/21 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed: _____

As Clerk/Assistant Clerk

Date: 6/2/21

Next scheduled meeting: June 2, 2021

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