

Town of Norwell
BOARD OF APPEALS
Business Meeting Minutes
with Public Hearing Votes
December 4, 2019

TOWN OF NORWELL
TOWN CLERK

2020 JAN -9 AM 11:31

RECEIVED

MEETING DATE: Wednesday, December 4, 2019
TIME SCHEDULED: 7:00 P.M.
LOCATIONS: Meeting Room 3 (Business Meeting)
Gym (Public Hearings)
MEMBERS PRESENT: Lois S. Barbour, Chair
Philip Y. Brown, Vice Chair
Ralph J. Rivkind, Asst. Clerk
Stephen T. Bright
Daniel M. Senteno
MEMBERS ABSENT: David Lee Turner, Clerk
Roy W. Bjorlin
Matthew H. Greene

The meeting was called to order at approximately 7:15 P.M. in Meeting Room 3.

AGENDA: Upon a motion duly made and seconded, members present **VOTED** to approve the agenda, as written.

MINUTES: Upon a motion duly made and seconded, members present **VOTED** to approve the business meeting minutes of November 6, 2019.

INVOICES: Upon a motion duly made and seconded, members present **VOTED** unanimously to approve the WBMason invoice in the amount of \$18.64.

DISCUSSION:

495 Washington Street: After discussion and review with Owner Thomas McDonald, the Applicant's engineer, Brendan Sullivan of Cavanaro Consulting, and the Board's peer review consultant, John Chessia of Chessia Consulting Services, upon a motion duly made and seconded, Members Brown, Rivkind, and Barbour **VOTED** to modify its decision filed with the Norwell Town Clerk on September 12, 2012, to require the following:

1. Compliance with impervious surface to meet Aquifer requirement;
2. Removal of approximately 3,200 sq. ft. of pavement at rear of the building, relating to #1 above;
3. In the location where pavement has been removed (see #2 above: at rear of the building, grass in exposed area as weather permits with stepping-stone pavers approved in the original decision, filed on 9/12/12 with the Norwell Town Clerk;
4. Enclosure of dumpster with solid vinyl fencing (not chain link with vinyl strips) that can remain at the bottom of the slope to the far southeasterly corner of the building;
5. Place bollards with chain (fire gate) with maximum of 6' width adjacent to the southeasterly corner of the building for pedestrian access to the storage area entrances at the rear of the building (N.B. No vehicle access is allowed. However, the fire gate meets the Fire Department requirement for rear access to the building. Further, no crushed stone or gravel may be placed at the rear of the building that must be grassed with stepping stones to the rear entrances);

6. Narrow the two Rte. 53 entrance access points on project property to meet the 24' requirement (N.B. Applicant represented this does not require filing with MassDOT, as all work will be done on site.) and install islands as shown on the plan approved in the 9/12/12 decision, as filed with the Norwell Town Clerk;
7. Immediate installation of the catch basin gas traps (hoods) should be installed as soon as possible, as this is a violation of the Zoning Bylaws in addition to being a deviation from the plans.

Further, the Board indicated a target completion date of June 1, 2020, with submission of a revised As-Built Plan, reflecting all voted changes.

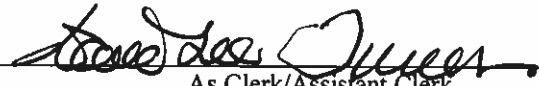
Upon a motion duly made and seconded, members present **VOTED** unanimously to adjourn the business meeting at approximately 7:50 P.M. and moved to the Gym for public hearings.

PUBLIC HEARING VOTES:

1. Upon a motion duly made and seconded, Members Brown, Bright, and Senteno **VOTED** unanimously to approve the **Special Permit/Section 6 Finding** on property located at **60 Washington Park Drive**. Member Senteno to write decision
2. Upon a motion duly made and seconded, Members Barbour, Rivkind, and Brown **VOTED** unanimously to approve the application for **Site Plan Review and Special Permit** on the Hanover Mall property located in Norwell **off of Mill Street**. Member Barbour will finalize the decision.

NEXT SCHEDULED MEETING: Wednesday, January 8, 2020.

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 08 Jan. 2020, in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed:  Date: 08 Jan 2020
As Clerk/Assistant Clerk

Copy filed with: Office of the Town Clerk
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