

*Town of Norwell*  
**BOARD OF APPEALS**  
**Business Meeting Minutes**  
**May 17, 2017**

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TOWN OF NORWELL  
TOWN CLERK

**MEETING DATE:** Wednesday, May 17, 2017  
**TIME SCHEDULED:** 6:45 P.M.  
**LOCATION:** Osborne Room/Town Hall Building Office  
**MEMBERS PRESENT:** Lois S. Barbour, Chair  
David Lee Turner, Clerk  
Ralph J. Rivkind  
**MEMBERS ABSENT:** Philip Y. Brown, Vice-Chair  
Thomas P. Harrison

**JOINT MEETING WITH BoS:** The meeting was called to order at approximately 6:45 P.M. in a joint-meeting with the Board of Selectmen to discuss requested fee reductions relating to the proposed “friendly” 40-B application on property located at 40 River Street, the site of the Town’s former police station. The ZBA requested the joint meeting to learn the status of any and financial and/or other supports that have been or are proposed to be provided by the Town. Members wanted to determine whether any contractual obligations currently exist beyond the fact that the proposed use was voted by Annual Town Meeting. Members of the Board of Selectmen, primarily Gregg McBride and Jason Brown, indicated the funding for the proposed project will be coming from a variety of sources and there are currently no contractual obligations relating to waivers that the Board of Appeals could grant. Selectmen want to receive some tax revenue from the project.

There has been an increase in the original fourteen (14) units to eighteen (18) with reasons given to make the project “affordable”. There appears to be some discrepancy between the ATM vote and current ambiguity about who might be able to live in the proposed apartment building, raised by Member Rivkind. The ZBA, therefore, requested copies of the original ATM Warrant article and any ATM handouts that the Board of Selectmen agreed to provide. Relevant copies of Community Trust Partnership minutes should also be provided.

The ZBA will likely need to look at the Town-provided and outside subsidies prior to granting any waivers relating to fees, taxes, and permits that have been requested by the non-profit developer. These financials will likely be reviewed early in the process.

No votes were taken relating to the proposed 40B project at 40 River Street.

**ROUTINE BUINESS MEETING AGENDA:** Members left the joint meeting with the Board of Selectmen at approximately 7:15 to begin their routine business meeting agenda in the Building Office.

**MINUTES:** Upon a motion duly made and seconded, members present **VOTED** to approve business-meeting minutes of May 3, 2017.

**INVOICES:** No invoices were presented

**DISCUSSION:**

**239 WASHINGTON STREET 40B:** Chair Barbour will write a follow-up on report that Mr. Chessia had raised a concern that two parking spaces previously shown on the project plans appear to have been lost with the increase in number of units from thirty-nine (39) to forty (40). Chair Barbour will follow-up with the Applicant.

**ADJOURNMENT:** The business meeting was adjourned at approximately 7:33 P.M. with members moving to the Gym for the posted public hearings.

**PUBLIC HEARINGS:**

1. Upon a motion duly made and seconded, Members Rivkind, Turner, and Barbour **VOTED** to continue the Sign Variance proposed application on property located at **42 Washington Street** to Wednesday, June 7, 2017. Comments will be solicited from the Chief of Police relating to safety and from the BoS relating to recent concerns about signs in general.
2. Upon a motion duly made and seconded, Members Rivkind, Turner, and Barbour **VOTED** to continue the proposed Special Permit/Section 6 Finding application on property located at **35 Block House Lane** to Wednesday, June 7, 2017, as no representative of the applicant was present.

Public hearings were concluded at 8:05 P.M.

**NEXT SCHEDULED MEETINGS:** Wednesday, May 31, 2017, and Wednesday, June 7, 2017

*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 31 MAY 2017, in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.*

Signed:  Date: 31 MAY 2017  
As Clerk/Assistant Clerk

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