

*Town of Norwell*  
**BOARD OF APPEALS**  
**Business Meeting Minutes**  
**with Public Hearing Votes**  
**November 18, 2020**

TOWN OF NORWELL  
TOWN CLERK  
DEC 14 AM 11:15  
RECEIVED

**MEETING DATE:** Wednesday, November 18, 2020  
**TIME SCHEDULED:** 7:00 P.M.  
**LOCATION:** Remote/Hybrid Meeting held VIA Zoom  
**MEMBERS PARTICIPATING:** Lois S. Barbour, Chair  
Philip Y. Brown, Vice Chair  
Ralph J. Rivkind, Clerk  
Roy W. Bjorlin  
Matthew H. Greene  
Stephen T. Bright  
Daniel M. Senteno  
Nicholas K. Dean  
**PERSON AT TOWN HALL:** Peter Morin, Town Administrator

This was the eleventh 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. The Town Administrator was in attendance at Town Hall on behalf of the Board of Appeals.

**CALL TO ORDER:** The business meeting was called to order at approximately 7:10 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 Brown, Rivkind, and Barbour were individually polled and **VOTED** to accept the meeting minutes of 9/23/20, as they were the only members present at the 9/23/20 meeting, with all others present at this meeting abstaining. Upon a motion duly made and seconded, Members Rivkind, Barbour, Greene, Bright, Senteno, and Dean were individually polled and **VOTED** to accept the meeting minutes of 11/4/20, as written, with Members Brown and Bjorlin abstaining, as they were not in attendance at that meeting.

**INVOICES:** Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to approve Chessia Consulting Services Invoice # 2509, dated 11/8/20 in the amount of \$321.50 for peer review of mylar plans of the Lot 89 Cordwainer Drive Site Plan project, recently approved; and Invoice # 2523, dated 11/8/20 in the amount of \$135.80 for project monitoring at the Tiffany Hill 40B project site.

**DISCUSSION:** This is Roy Bjorlin's final ZBA meeting, as he is resigning to spend more time in his volunteer position at the Conservation Commission. We wish him well; he will be missed.

The passing of Robert E. Galvin, retired Town Counsel to the Town of Norwell and father of current Town Counsel, Robert W. Galvin, was noted with regret. Members will be making a donation in accordance with the family's wishes.

**ADJOURNMENT:** Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to adjourn the business meeting at approximately 7:20 P.M. to begin scheduled public hearings.

**PUBLIC HEARINGS:**

1. Upon a motion duly made and seconded, Members Barbour, Bright, and Greene were individually polled and **VOTED** unanimously at the request of the applicant to grant withdrawal of the Section 6 Finding/ Special Permit/Variance application on property located at **51 Ridge Hill Road**.
2. Upon a motion duly made and seconded, Members Barbour, Rivkind, and Senteno were individually polled and **VOTED** unanimously at the request of the applicant to grant withdrawal of the Section 6 Finding/ Special Permit/Variance application on property located at **100 Tiffany Road**.
3. Upon a motion duly made and seconded, Members Brown, Bjorlin, and Barbour were individually polled and **VOTED** unanimously to deny the Use Variance and Special Permit application on property located at **350 Washington Street**. Member Barbour will write the decision.
4. Upon a motion duly made and seconded, Members Brown, Greene, and Bright were individually polled and **VOTED** unanimously to approve the Section 6 Finding/ Special Permit/Variance application on property located at **31 Mill Lane**. Member Brown will write the decision.
5. Upon a motion duly made and seconded, Members Barbour, Rivkind, and Bright were individually polled and **VOTED** unanimously to continue the Section 6 Finding/ Special Permit/Variance application on property located at **20 Wanton Shipyard** to November 18, 2020, in order for the applicant to provide a copy of the filed deed restriction relating to a prior decision.

*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 Dec 9, 2020 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.*

Signed:  Date: 12/12/20  
As Clerk/Assistant Clerk

**Next Public Hearings – 12/9/20**

7:25 P.M. *Continued Appeal:* **20 Wanton Shipyard** (RJR, STB, LSB)  
7:30 P.M. *Variance:* **302 Summer Street** (PYB, RJR, STB)  
7:45 P.M. *Site Plan Modification:* **111/113/119 Washington Street** (DMS, RJR, LSB)

*Next scheduled meeting on January 6, 2021*

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