

*Town of Norwell*  
**BOARD OF APPEALS**  
**Business Meeting Minutes**  
**with Public Hearing Votes**  
**December 9, 2020**

TOWN OF NORWELL  
TOWN CLERK

2021 JAN 21 PM 12:55

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**MEETING DATE:** Wednesday, December 9, 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  
Stephen T. Bright  
Daniel M. Senteno  
Nicholas K. Dean  
**MEMBER ABSENT:** Matthew H. Greene  
**TOWN HALL MONITOR:** Peter Morin, Town Administrator

This was the twelfth 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 to accommodate members of the public..

**CALL TO ORDER:** The business meeting was called to order at approximately 7:07 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** to approve the meeting minutes of 11/18/20.

**INVOICES:** No invoices were presented.

**DISCUSSION:**

**239 Washington Street:** A member of the public, Marie Molla, was present and asked about the status of the project profits review. The Board will be discussing the matter with Town Counsel to determine timing of the next appropriate action.

**ADJOURNMENT:** Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to adjourn the business meeting at approximately 7:25 P.M. to begin scheduled public hearings.

**PUBLIC HEARINGS:**

1. Upon a motion duly made and seconded, Members Rivkind, Bright, and Barbour were individually polled and **VOTED** unanimously at the request of Attorney Brodsky, newly engaged on behalf of the Applicants, to continue the Appeal on property located at **20 Wanton Shipyard** to January 6, 2021. This will allow time for the newly engaged attorney to obtain a signed continuance and to develop additional information for the Board to consider at the following meeting on January 20, 2021.
2. Upon a motion duly made and seconded, Members Brown, Rivkind, and Bright were individually polled and **VOTED** unanimously to approve the Variance application on property located at **302 Summer Street**. Attorney Harrison will draft the decision.
3. Upon a motion duly made and seconded, Members Senteno, Rivkind, and Barbour were individually polled and **VOTED** unanimously to approve the Site Plan Modification/ Special Permit application on property located at **111/ 113/ 119 Washington Street**. Member Barbour will write the 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 1/20/2021 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.*

Signed: \_\_\_\_\_

As Clerk/Assistant Clerk

Date: 1/21/2021

*Next scheduled meeting on January 6, 2021*

**Next Public Hearings – 1/6/21**

7:30 P.M. Variance: **44 Gerard Road** (RJR, NKD, MHG)

7:40 P.M. Site Plan Modification: **136 Longwater Drive** (PYB, LSB, DMS)

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