

*Town of Norwell*  
**BOARD OF APPEALS**  
**Public Hearing Minutes**  
**15 High Street**  
**June 2, 2021**

TOWN OF NORWELL  
TOWN CLERK  
2021 JUN 31 PM 3:03  
**RECEIVED**

**MEETING DATE:** Wednesday, June 2, 2021  
**TIME SCHEDULED:** 7:00 P.M.  
**LOCATION:** Cafetorium at Norwell Middle School  
**MEMBERS PARTICIPATING:** Lois S. Barbour, Chair  
Philip Y. Brown, Vice Chair (not at public hearing)  
Ralph J. Rivkind, Clerk  
Daniel M. Senteno  
Nicholas K. Dean  
William J. Lazzaro  
Stephen H. Lynch

**On behalf of the Board of Appeals** R. W. Galvin, Town Counsel  
John C. Chessia, Chessia Consulting Services

**15 High Street 40B Representatives** Peter Crabtree, Senior Vice President of Northland  
Steve Gallagher, Development Manager of Northland  
Peter Freeman, Esq., of Freeman Law Group

This evening was the first full in-person public hearings of the Board of Appeals since Governor Baker's declaration of a public health emergency and related Emergency Executive Order, dated March 12, 2020. The Board plans to continue in-person meetings with simulcasting for this application only on the Town's cable channel with/without a Zoom option.

**CALL TO ORDER:** The public notice for the opening public hearing of the 15 High Street Comprehensive Permit application was read at 7:30 PM with introduction of the panel, including Members Barbour, Lazzaro, and Lynch; and Town Counsel R. W. Galvin and the Town's peer review consultant, J. C. Chessia of Chessia Consulting Services. Chair Barbour turned the meeting over to the Applicant which began with project team introductions, including Messrs. Crabtree, Gallagher, and Freeman.

**APPLICANT'S PRESENTATION:** The three criteria for submitting a Comprehensive Permit application were presented as having been met, including issuance of a MassHousing Project Eligibility Letter, Fundability requirements, and Site Control. A PowerPoint presentation was discussed by project team members and is currently posted on the Board's webpage for this application that highlights the following:

- Northland Residential Corporation 45-years of experience in creating residential communities with various award-winning projects cited
- Description of the current project site location and neighborhood with maps and views
- Norwell's Housing Production Plan and SHI progress with 10% not met
- Limited income and rental housing
- Acknowledgment of NIMBY concerns: environmental, water, capacity
- Transportation and location advantages of proposed project
- Design and Open Space, including photos and architectural

## BOARD COMMENTS AND QUESTIONS:

Site visit planned for Saturday, 6/12/21, at 8:00 A.M. Applicant will have property staked; Town Counsel confirmed this does not have to be posted.

- Traffic and parking on street cannot be allowed
- Buffering for residential neighbors; ZBA is aware due to prior Site Plan application for Marsh Liquors/CVS (now Kappy's and CVS)
- Traffic already an issue on High Street; property near intersection of High Street and Washington Street (Route 53)
- Sidewalk on High Street for pedestrian access to amenities in neighborhood?
- Water usage?

## PUBLIC COMMENTS:

- David Doyle of 45 High Street: Traffic, proximity to Cole School and Grove Street intersection
- Joy Lavery of 125 High Street: Traffic and CVS
- Donald Therrien of 152 High Street: Traffic and CVS
- Kim Zayote of 122 High Street: Hatch Pond impacts
- Matt Zayote of 122 High Street: Historic houses and Demolition Delay bylaw
- Glenn Bernstein of 237 High Street: Height of buildings

## Next Scheduled Meetings and Topics:

7/7/21 at 7:30 P.M.: Architectural discussion

8/4/21 at 7:30 P.M.: Engineering discussion

After discussion with and concurrence of the Applicant's representatives, upon a motion duly made and seconded, Members Lazzaro, Lynch, and Barbour **VOTED** unanimously to continue the public hearing on the Comprehensive Permit application for the project known as **15 High Street** to July 7, 2021, at which time the Applicant intends to discuss architectural components of the project.

*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 6/30/21 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.*

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

As Clerk/Assistant Clerk

Date: \_\_\_\_\_

*Next scheduled public hearing on this project: July 7, 2021*

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