

Town of Norwell
BOARD OF APPEALS
Business Meeting Minutes
with Public Hearing Votes
July 25, 2018

MEETING DATE: Wednesday, July 25, 2018
TIME SCHEDULED: 7:00 P.M.
LOCATION: Gym
MEMBERS PRESENT: Lois S. Barbour, Chair
Philip Y. Brown
Thomas P. Harrison
Ralph J. Rivkind, Asst. Clerk
Roy W. Bjorlin
MEMBERS ABSENT: David Lee Turner, Clerk

BUSINESS MEETING: The meeting was called to order at approximately 7:04 P.M.

Board members welcomed Roy Bjorlin, a recently appointed new member to the Board of Appeals to his first meeting. Members look forward to working with him.

AGENDA: Upon a motion duly made and seconded, members present **VOTED** unanimously to approve the evening's agenda.

MINUTES: Upon a motion duly made and seconded, members present **VOTED** to approve minutes for June 27, 2018, with Roy Bjorlin abstaining, as he was only recently appointed as a ZBA member.

INVOICES: Upon a motion duly made and seconded, members present **VOTED** unanimously to approve Chessia Consulting Services invoices, dated 7/3/18, as follows: #1974 in the amount of \$459.00 for the 40 River Street 40B project and #1963 in the amount of \$432.00 for the 370 Washington Street project.

DISCUSSION:

370 Washington Street Certificate of Occupancy: Carlo Agostino and Mrs. Agostino, owners of the property at 370 Washington Street, were present to discuss conditions remaining to be fulfilled to meet the ZBA's Site Plan/Special Permit decision and allow issuance of a permanent Certificate of Occupancy. (A temporary CoO has been issued.) Over the course of discussion, members agreed to the following:

1. **Landscaping:** The Owners requested in lieu of the required arborvitae screening shown on the approved plan that Mr. Agostino indicatead would be difficult to plant and maintain, wooden guardrails are now to be installed at the head of the parking area as a safety measure. Members agreed the plantings on the sidewalk at the street side of the building are no longer required. The remaining required street trees have been planted, and the Owners indicated they would be adding enhanced plantings to the property, although these would not be required.
2. **Stormwater:** The stormwater basin now meets the requirements of the approved plan, according to earlier telephone discussions by the Chair with the project engineer and peer review consultant. Once the final As-Built has

been submitted and reviewed by the Board's peer review consultant, the Board authorized the Chair to write and sign a letter allowing release of the final Certificate of Occupancy by the Inspector of Buildings, as the business is currently operating under a temporary CoO.

ADJOURNMENT: The business meeting was adjourned at approximately 7:47 P.M.

PUBLIC HEARING VOTES:

1. Upon a motion duly made and seconded, Members Barbour, Brown, and Rivkind **VOTED** unanimously to continue the **Site Plan** application on property located at **111, 113, 119 Washington Street** to September 12, 2018, at 8:00 P.M.
2. Upon a motion duly made and seconded, Members Barbour, Brown, and Rivkind **VOTED** unanimously to approve the **Sign Variance** application on property located at **6 Grove Street k/a 95 Washington Street**. Member Barbour will draft the decision.
3. Upon a motion duly made and seconded, Members Brown and Harrison **VOTED** unanimously to continue the **Site Plan/Special Permit/Sec. 6 Finding** application on property located at **61 Accord Park Drive** to September 12, 2018, at 7:45 P.M.

NEXT SCHEDULED MEETING: Wednesday, September 12, 2018.

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 02 OCT 2018, in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed:  Date: 02 OCT 2018
As Clerk/Assistant Clerk

Copy filed with: *Office of the Town Clerk*
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TOWN CLERK
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