

*Town of Norwell*  
**BOARD OF APPEALS**  
**Business Meeting Minutes**  
with  
**Public Hearing Votes**  
**January 12, 2022**

TOWN OF NORWELL  
2022 FEB 12 AM 1:04  
RECEIVED

**MEETING DATE:** Wednesday, January 12, 2022  
**TIME SCHEDULED:** 7:00 P.M.  
**LOCATION:** Osborn Room at Town Hall on cable and Zoom  
**MEMBERS PRESENT:** Lois S. Barbour, Chair  
Philip Y. Brown, Vice Chair  
Ralph J. Rivkind, Clerk  
Nicholas K. Dean  
Stephen H. Lynch (Planning Board meeting until 7:40)  
**MEMBERS ABSENT:** Daniel M. Senteno  
William J. Lazzaro

**CALL TO ORDER:** The business meeting was called to order at approximately 7:04 P.M.

**AGENDA:** Upon a motion duly made and seconded, members present **VOTED** unanimously to accept the agenda, as written.

**MINUTES:** Upon a motion duly made and seconded, members present **VOTED** to accept the business meeting minutes of 12/13/21 and 12/20/21, with reading of the minutes waived. Upon a motion duly made and seconded, members present **VOTED** to accept the public hearing minutes of 12/6/21, 12/13/21, and 12/20/21, for 15 High Street 40B project with reading of the minutes waived.

**INVOICES:** Upon a motion duly made and seconded, members present **VOTED** to approve Chessia Consulting invoice #2800, dated 12/18/21, in the amount of \$1,235.00 and Davis Square Architects invoice #23195, dated 12/27/21, in the amount of \$200.00, both for the **15 High Street 40B project**. Upon a motion duly made and seconded, members present **VOTED** to approve Chessia Consulting invoice #2802, dated 12/18/21, in the amount of \$1,336.00 for the **Tiffany Hill 40B project**. Upon a motion duly made and seconded, members present **VOTED** to approve Chessia Consulting invoice #2795, dated 12/18/21, in the amount of \$467.00 for the **495 Washington Street Site Plan**.

**UPDATES:**

**FY '23 Budget:** To discuss at the next meeting, as no documentation was available.

**495 Washington Street:** Chessia Consulting has signed off on the project's final As-Built plan per his letter of 12/23/21. Upon a motion duly made and seconded, members present **VOTED** to close out this file as well as the escrow account with any remaining funds to be returned to the Applicant.

**Damon Farm:** The Applicant's attorney attended via Zoom to discuss what needs to be done to close out this project. Although Town Counsel has approved the form of a trilateral agreement, the ZBA would like clarity about the cost for completion of work

to meet the conditions of the Comprehensive Permit, as well as further discussion of the additional wording suggested by Town Counsel, prior to finalizing that agreement.

The Applicant will prepare a list of all outstanding work with specific cost estimates for each item to be reviewed by the Board's peer review consultant/project monitor. This will include a site walk with the Board's consultant before the total cost estimate can be finalized. The Trilateral Agreement amount could then be adjusted to reflect an agreed upon total.

Although the anticipated completion of the project, including punch list items, appears to be June 15, 2022, the Board plans to meet again with the Applicant to clarify any outstanding questions and finalize the agreement no later than early March.

The HOA chair was in attendance and expressed concern about satisfactory completion of the project.

**ADJOURNMENT:** Upon a motion duly made and seconded, at approximately 7:24 P.M., members present **VOTED** unanimously to adjourn the business meeting.

**PUBLIC HEARING VOTES:**

1. Upon a motion duly made and seconded Members Brown, Rivkind, and Dean **VOTED** unanimously to approve the Special Permit for an in-law apartment at **23 Trout Brook Lane**. Member Brown will write the decision.
2. Upon a motion duly made and seconded Members Brown, Rivkind, and Dean **VOTED** unanimously to approve the Section 6 Finding/Special for property located at **42 Central Street**. The Applicant's attorney will draft a decision to send to members.
3. Upon a motion made by Members Rivkind, Lynch, and Barbour **VOTED** unanimously continue the public hearing for the continued Site Plan Application on property located at **144-148 Washington Street** to February 9, 2022.

*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 2/9/22 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.*

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

  
As Clerk

Date: 2/9/22

*Next scheduled meeting: February 9, 2022*

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