

Town of Norwell
BOARD OF APPEALS
Business Meeting Minutes
February 8, 2023

TOWN OF NORWELL
TOWN CLERK

2023 MAR -9 AM 10:15

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MEETING DATE: Wednesday, February 8, 2023
TIME SCHEDULED: 7:00 P.M.
LOCATION: Osborn Room at Town Hall
MEMBERS PRESENT: Lois S. Barbour, Chair
Ralph J. Rivkind, Clerk
William J. Lazzaro
Stephen H. Lynch
MEMBERS ABSENT: Philip Y. Brown, Vice Chair
Daniel M. Senteno
Joseph E. LaFleur

CALL TO ORDER: The business meeting was called to order at approximately 7:00 P.M.

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

REPORT FROM THE BUILDING INSPECTOR: The Building inspector clarified that the two building permits for 15 High Street were for foundations. Based on his experience, he expects these two buildings will be ready for occupancy in about a year.

MINUTES: Upon a motion duly made and seconded, members present **VOTED** unanimously to approve meeting minutes of 1/25/23, with waiving of the reading of the minutes.

INVOICES: On a motion duly made and seconded, Members Lazzaro, Lynch, Rivkind, and Barbour **VOTED** unanimously to approve Chessia Consulting invoice #3111, dated 2/4/23, in the amount of \$ \$1,766.99 for the **15 High Street 40B** project. On a motion duly made and seconded, Members Lazzaro, Lynch, Rivkind, and Barbour **VOTED** unanimously to approve Chessia Consulting invoice #3121, dated 2/4/23, for the **555 Cordwainer Drive** project. On a motion duly made and seconded, Members Lazzaro, Lynch, Rivkind, and Barbour **VOTED** unanimously to approve Chessia Consulting invoice #3120, dated 2/4/23, in the amount of \$739.00 for the **111-119 Washington Street** project. On a motion duly made and seconded, Members Lazzaro, Lynch, Rivkind, and Barbour **VOTED** unanimously to approve WB Mason invoice #235705930, dated 1/20/23, in the amount of \$55.50 for ZBA office expenses.

NEW BUSINESS:

Escrow Account Reconciliation: On a motion duly made and seconded, Members Lazzaro, Lynch, Rivkind, and Barbour **VOTED** unanimously to approve the Quarterly Escrow Account Reconciliation for the period ending 12/31/22.

111-119 Washington Street Site Plan modification: Scott Rogers, the design engineer for J.K. Holmgren Engineering, in his email of 1/31/23, requested to add a “proposed light pole near the new addition and drive-through. . . . [to correct] a “dark spot” with a “shield” to minimize impact to the northern abutter. Upon a motion duly made and seconded, Members Lazzaro, Lynch, Rivkind, and Barbour **VOTED** unanimously to approve this minor change.

RULES: A public hearing will be scheduled to review the final draft of the Board's Rules and Regulations. Suggested dates will be sent to members after availability is determined in order to identify the most convenient date for all. Chair Barbour will be meeting with the Town Planner for review during the February school vacation week. This will be scheduled as the sole item on the agenda on a date to be determined.

DISCUSSION – DAMON FARM 40B: No communication has been received from the developer to close out this project. (N.B. The Town is currently holding a cash bond in the amount of \$182,000. in accordance with a signed agreement dated April 4, 2022.)

DISCUSSION – 341 WASHINGTON STREET: After a short discussion, further to the meeting on 12/21/22, upon a motion duly made and seconded, Members Rivkind, Lazzaro, and Lynch **VOTED** unanimously to approve the replacement screening plant material. However, replacement plant material must wait for spring planting.

DISCUSSION – TIFFANY HILL 40B: A memorandum has been received from Site Manager Dan Greenberg of Stonebridge Homes, Inc. for the site walk held on December 7, 2022. This will be discussed at the business meeting scheduled on 3/8/23.

BUSINESS MEETING ADJOURNMENT: As all agenda items having been discussed upon a motion duly made and seconded, members present **VOTED** unanimously to adjourn at approximately 7:12 P.M.

PUBLIC HEARING VOTES:

Upon a motion duly made and seconded, Members Rivkind, Lynch, and Barbour **VOTED** to approve the **Section 6 Finding/Special Permit** application for **188 High Street**. Member Lynch 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 3/8/23 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed: _____

As Clerk

Date: _____

3/8/23

Next scheduled meeting: March 8, 2023

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