

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

TOWN OF NORWELL
TOWN CLERK

2023 MAR 23 AM 10:17

RECEIVED

MEETING DATE: Wednesday, March 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 7:06 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** unanimously to approve meeting minutes of 2/8/23, with waiving of the reading of the minutes.

INVOICES: On a motion duly made and seconded, Members Brown, Rivkind, Lynch, and Barbour **VOTED** unanimously to approve the 2/7/23 invoice for APA-MA Chapter annual membership in the amount of \$210.00.

DISCUSSION ITEMS:

RULES: A public hearing will be scheduled to review the final draft of the Board's Rules and Regulations. The major areas of change relate to stormwater and 40B. The Conservation Commission manages the Stormwater bylaw and changes in the ZBA's Rules are being revised to address these updates.

PLANNING BOARD BYLAW ARTICLES FOR ATM: Public hearings by the Planning Board have already been held. These articles were sent to ZBA members.

ZBA Annual Town Report: Upon a motion duly made and seconded, members present **VOTED** unanimously to approve the annual report for 2022.

DAMON FARM 40B: MassHousing submitted a 40B Cost Examination for this project in its letter of March 2, 2023, to the Chair of the Select Board on which the Town has thirty-days to return comment, prior to issuance of the Cost examination approval. (N.B. The Town currently holds a cash bond in the amount of \$182,000. in accordance with a signed agreement dated April 4, 2022.)

TIFFANY HILL 40B: Site Manager Dan Greenberg of Stonebridge Homes, Inc. provided a brief update on the site walk held on December 7, 2022. Three members of the homeowner's association were in attendance during this site walk, as well as Member Lynch and Mr. Chessia, the Town's consultant. Mr. Greenberg reviewed each item individually and stated that he hopes to have all items completed by the end of March 2023, based upon weather conditions.

Mr. Chessia stated that work should be completed when the weather is appropriate to do so, especially landscaping items. He suggested May as a more reasonable timeframe for completion. The status of the grate replacements has been approved by the design engineer and himself.

Representatives of the homeowner's association did not offer any comments and appeared to be satisfied with the current status.

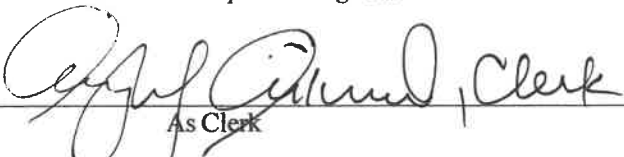
341 WASHINGTON STREET: The Board's admin received an email of 3/10/23 from Kevin Callahan with the submitted plan and DOT permit approving the curb cut on Route 53 for this property that was further reviewed by the Town's consultant, Chessia Consulting Services. As the basis for the \$35,000 cash has been met, upon a motion duly made and seconded, Members Brown, Rivkind, Lynch, and Barbour **VOTED** to approve return of the cash bond.

BUSINESS MEETING ADJOURNMENT: Upon a motion duly made and seconded, members present **VOTED** unanimously to adjourn at approximately 7:32 P.M.

PUBLIC HEARING VOTES:

Upon a motion duly made and seconded, Members Brown, Lynch, and Barbour **VOTED** to continue the **Section 6 Finding/Special Permit/Variance** application for **47 Jacobs Trail** to April 5, 2023, at 7:30 P.M.

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 3/22/23 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed:  Clerk Date: 3/22/23

Next scheduled meeting: March 22, 2023

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