

*Town of Norwell*  
**BOARD OF APPEALS**  
**Business Meeting Minutes**  
**May 10, 2023**

TOWN OF NORWELL  
TOWN CLERK

2023 JUN -8 AM 11:46

RECEIVED

**MEETING DATE:** Wednesday, May 10, 2023  
**TIME SCHEDULED:** 7:00 P.M.  
**LOCATION:** Osborn Room at Town Hall  
**MEMBERS PRESENT:** Lois S. Barbour, Chair  
Philip Y. Brown, Vice Chair  
Ralph J. Rivkind, Clerk  
Daniel M. Senteno arv. 7:08  
Stephen H. Lynch  
**MEMBERS ABSENT:** William J. Lazzaro  
Joseph E. LaFleur  
**OTHERS PRESENT:** Linscott for 555 Cordwainer Drive  
Daniel Greenberg for Stonebridge Homes (Tiffany Hill)

**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.

**MINUTES:** No minutes were presented.

**INVOICES:** On a motion duly made and seconded, Members Brown, Rivkind, Lynch, and Barbour **VOTED** unanimously to approve the 3/31/23 Gatehouse Media invoice #0005444859 in the amount of \$38.40 for advertising of the ZBA Rules Revision public hearing and WB Mason for office supplies in the amount of \$57.91.

**DISCUSSION ITEMS:**

**ZBA Rules:** Upon a motion duly made and seconded, members present **VOTED** to instruct the Chair to pursue sending the revised Rules to General Code for incorporation into the eCode. The Town Clerk has indicated she does not have somewhat

**126 TIFFANY ROAD proposed 40B:** A Scope of Services contract has been reviewed by Town Counsel and signed by the Town Administrator with escrow to be provided by the developer to fund pre-application testing. No application has yet been filed.

**RECONCILIATION for 3/31/23:** Upon a motion duly made and seconded, Members Brown, Rivkind, Senteno, Lynch, and Barbour present **VOTED** to authorize the Clerk to sign.

**111-119 WASHINGTON STREET Site Plan:** The Applicant has requested that the proposed siting of the dumpster be moved to consolidate with the existing building. Mr. Chessia advised that he sees no issue with this request. Upon a motion duly made and seconded, Members Brown, Rivkind, Senteno, Lynch, and Barbour present **VOTED** to approve this request.

**555 CORDWAINER DRIVE Site Plan:** Dan Linscott appeared before the Board to request the remaining bond amount be returned. The Board requires that an As-Built plan be submitted and reviewed by the Town's consultant, who will also walk the site to

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determine whether all conditions have been met. Upon a motion duly made and seconded, Members Brown, Rivkind, Senteno, Lynch, and Barbour present **VOTED** to authorize the Chair to approve return of the remaining cash bond after Mr. Chessia has had an opportunity to review the plans and walk the site. Mr. Linscott will provide a couple of dates to the Board's admin to coordinate a date with Mr. Chessia.

**TIFFANY HILL 40B:** Daniel Greenberg from Stonebridge Homes, representing Tiffany Hill, discussed the "List of 20" with photographs that is now down to fourteen (14) items. Many items have already been completed, including removal of (Items 1 and 2) silt socks; (3) cleanout of forebay; (4) replacement of soils in bio-retention area—partially completed (5) buildup of bowl at Lot 24—completed; (6) loaming and seeding along sidewalks—completed (watering is responsibility of the HOA); (7) Define swales—completed; (8) address swale breaks—completed; (9) remove temporary stone where swale is discontinuous—completed; (10) replacement of the grate—on order; (11) gravel road around System 3—completed; (12) back septic slopes—not completed; (13) clean bottom of System 3—not completed; (14) front drain at Lot 15 and roof drain—completed; (15) Tie front downspouts to roof drain systems for Lots 13, 20, 30—completed; (16) stabilize back hill behind Lots 11-17—completed.

**15 HIGH STREET 40B:** Four building permits have recently been issued.

**15 TIFFANY ROAD proposed 40B:** A project eligibility letter has been issued by MassHousing for a proposed 40B project at 119

**DAMON FARM 40B:** No update at this time

**BUSINESS MEETING ADJOURNMENT:** Upon a motion duly made and seconded, members present **VOTED** unanimously to adjourn at approximately 7:34 P.M.

**PUBLIC HEARING VOTES:**

Upon a motion duly made and seconded, Members Brown, Rivkind, and Lynch **VOTED** to continue the **Section 6 Finding/Special Permit** application on property located at **14 Duncan Drive** to June 7, 2023.

Upon a motion duly made and seconded, Members Brown, Rivkind, and Barbour **VOTED** to continue the **Section 6 Finding/Special Permit** application on property located at **43 Duncan Drive** to June 7, 2023.

Upon a motion duly made and seconded, Members Barbour, Brown, and Senteno **VOTED** to approve the **Special Permit-Business District C** application on property located at **600 Longwater Drive.**

*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 6/7/23 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.*

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

*[Signature]*  
As Clerk

Date: 6/7/23

Next scheduled meeting: June 7, 2023