

Town of Norwell
BOARD OF APPEALS
Business Meeting Minutes
June 7, 2023

TOWN OF NORWELL
TOWN CLERK
2023 JUN 22 AM 11:24

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MEETING DATE:	Wednesday, June 7, 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 William J. Lazzaro Stephen H. Lynch
MEMBERS ABSENT:	Daniel M. Senteno Joseph E. LaFleur
OTHERS PRESENT:	John C. Chessia, Chessia Consulting for the Board

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

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

REORGANIZATION OF THE BOARD: Reorganization of the Board is being delayed as Member Brown announced he will be resigning from the Norwell ZBA after membership on the ZBA since October 2001. We will miss his legal acumen and support but wish him the best of luck in his search for a new place to live after selling his house in Norwell.

MINUTES: Upon a motion duly made and seconded, members present **VOTED** unanimously to approve meeting minutes of 4/18/23 and 5/10/23.

INVOICES: On a motion duly made and seconded, members present **VOTED** unanimously to approve the 5/11/23 Chessia Consulting invoice #3184 in the amount of \$70.00 for the **136 Longwater Drive Site Plan** project. On a motion duly made and seconded, members present also **VOTED** unanimously to approve the 5/11/23 Chessia Consulting invoice #3183 in the amount of \$70.00 for final consulting services on the Board's Rules changes. Upon a motion duly made and seconded, members present **VOTED** unanimously to approve the 6/4/23 Chessia Consulting invoice #3210 in the amount of \$1426.00 for testing observation at **126 Tiffany Road**. Upon a motion duly made and seconded, members present **VOTED** unanimously to approve the 6/4/23 Chessia Consulting invoice #3217 in the amount of \$363.00 for a site walk and inspection at **Tiffany Hill**.

DISCUSSION ITEMS:

555 CORDWAINER DRIVE Site Plan: As Certification from Landscape Architect was received the day of the meeting, Mr. Chessia has no further concerns relating to grassing of the septic and other areas needing to be seeded. The bond balance of \$10,000. can be returned.

TIFFANY HILL 40B: Member Lynch took over this discussion with Daniel Greenberg from Stonebridge Homes. A final site walk by Mr. Chessia and Member Lynch took place last week and it was agreed that all open items can now be considered closed. Mr. Chessia pointed out that a second grate was replaced that was not on the list for which the

developer should receive credit. On a motion duly made and seconded, members present **VOTED** unanimously to release the remaining \$26,500. bond amount. Any remaining escrow will be returned after the final project monitoring invoice is received.

DAMON FARM 40B: No update at this time.

15 HIGH STREET 40B: Additional building permits have recently been issued for which those numbers will be added to the Town's SHI.

341 WASHINGTON STREET Site Plan: Mr. Chessia indicated an as-built plan has been received and the project appears to be essentially completed, except a walkway is now in place where landscaping had been proposed. It appears this is an ADA compliance issue. However, the Applicant needs to respond to the Chessia letter of 6/6/23 before closing this project.

BUSINESS MEETING ADJOURNMENT: Upon a motion duly made and seconded, members present **VOTED** unanimously to adjourn the business meeting at approximately 7:25 P.M.

PUBLIC HEARING VOTES:

Upon a motion duly made and seconded, Members Barbour, Lazzaro, Lynch **VOTED** unanimously to approve the **Section 6 Finding/Special Permit** application on property located at **492 Mount Blue Street**. Attorney Tocchio will provide a draft for Board review.

Upon a motion duly made and seconded, Members Brown, Rivkind, and Lynch **VOTED** unanimously to approve the **Section 6 Finding/Special Permit** application on property located at **14 Duncan Drive** in accordance with the revised plans.

Upon a motion duly made and seconded, Members Brown, Rivkind, and Lynch **VOTED** unanimously to approve the **Section 6 Finding/Special Permit** application on property located at **43 Duncan Drive** and to deny the **Variance** as not required in accordance with the revised plans.

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 6/21/23 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed: _____

As Clerk

Date: _____

6/21/23

Next scheduled meeting: June 21, 2023

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