

Town of Norwell  
**BOARD OF APPEALS**  
**Business Meeting Minutes**  
**June 21, 2023**

TOWN OF NORWELL  
TOWN CLERK  
2023 JUL 20 PM 12:59  
**RECEIVED**

**MEETING DATE:** Wednesday, June 21, 2023  
**TIME SCHEDULED:** 7:00 P.M.  
**LOCATION:** Osborn Room at Town Hall  
**MEMBERS PRESENT:** Lois S. Barbour, Chair  
Ralph J. Rivkind, Clerk  
Daniel M. Senteno arv. 7:19  
Stephen H. Lynch  
**MEMBERS ABSENT:** Philip Y. Brown, Vice Chair  
William J. Lazzaro  
Joseph E. LaFleur

**CALL TO ORDER:** The business meeting was called to order at 7:10 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 again delayed as not all current members are present.

**MINUTES:** Upon a motion duly made and seconded, members present **VOTED** unanimously to approve meeting minutes of 6/7/23.

**INVOICES:** None presented.

**DISCUSSION ITEMS:**

**126 TIFFANY ROAD Pre-Application Testing:** The Town's consultant is observing site testing per the request of the applicant that have provided escrow to the Town for that purpose.

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

**111-119 WASHINGTON STREET Site Plan:** No further updates at this time.

**555 CORDWAINER DRIVE Site Plan:** As Certification from the Landscape Architect was received the day of the last meeting, Mr. Chessia had no further concerns relating to grassing of the septic and other areas needing to be seeded. Upon a motion duly made and seconded, Members Rivkind, Lynch, and Barbour **VOTED** to approve return of the cash bond balance of \$10,000.

**TIFFANY HILL 40B:** On a motion duly made and seconded, Members Rivkind, Lynch, and Barbour **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:** Ms. Trifone appeared with her attorney, William R. Edes, of Drohan Tocchio & Morgan and to determine next steps for return of the cash bond held by the Town in lieu of withholding certificates of occupancy. The Town's consultant will be walking the site to determine whether all conditions of the Comprehensive Permit and modifications thereto have been met after which time the cash bond can be returned. The developer is still working with the Conservation Commission to close out the project. Upon a motion duly made and seconded, Members Rivkind, Lynch, and Barbour **VOTED** to authorize the Chair to release the cash bond after a clean report is received from the Town's consultant. A warrant must still be signed by three members.

**15 HIGH STREET 40B:** Additional building permits have recently been issued. The Director of Planning is now handling the responsibility of transmitting that information to the State to add to the Town's SHI (Subsidized Housing Inventory).

**BUSINESS MEETING ADJOURNMENT:** Upon a motion duly made and seconded, members present **VOTED** unanimously to adjourn the business meeting at approximately 7:27 P.M.

**PUBLIC HEARING VOTES:**

Upon a motion duly made and seconded, Members Barbour, Lynch, and Senteno **VOTED** unanimously to approve the **Section 6 Finding/Special Permit** application on property located at **19 Gerard Road**. Member Senteno offered to draft the decision.

Upon a motion duly made and seconded, Members Barbour, Senteno, and Lynch **VOTED** unanimously to approve the **Section 6 Finding/Special Permit** application on property located at **23 Jay Road**. Member Senteno offered to draft the decision.

Upon a motion duly made and seconded, Members Rivkind, Senteno, and Lynch **VOTED** unanimously to approve the **Section 6 Finding/Special Permit** application on property located at **42 Franklin Road**. Member Senteno offered to draft 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 7/19/23 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.*

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

As Clerk

Date: 7/19/23

Next scheduled meeting: July 19, 2023

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