

Town of Norwell
BOARD OF APPEALS
Business Meeting Minutes
with Public Hearing Votes
June 30, 2021

TOWN OF NORWELL
TOWN CLERK
2021 JUL -8 PM 1:34
RECEIVED

MEETING DATE: Wednesday, June 30, 2021
TIME SCHEDULED: 7:00 P.M.
LOCATION: Town Hall Planning Office
MEMBERS PARTICIPATING: Lois S. Barbour, Chair
Philip Y. Brown, Vice Chair
Ralph J. Rivkind, Clerk
Daniel M. Senteno arv. 7:35 P.M.
Nicholas K. Dean
William J. Lazzaro
Stephen H. Lynch

This was the third full in-person meeting of the Board of Appeals since Governor Baker's declaration of a public health emergency and related Emergency Executive Order, dated March 12, 2020. The Board is continuing in-person meetings with a Zoom option currently under consideration. The 15 High Street 40B public hearing only will be telecast at this time on the Town's cable channel with a Zoom option available, as posted.

CALL TO ORDER: The business meeting was called to order at approximately 7:05 P.M. The meeting was held in the Planning Office, courtesy of the Town Planner, due to the oppressive heat and no air conditioning in the Gym. Mr. Kirkland was present for the business meeting and all public hearings. Members were appreciative of his courtesy in setting up for our meeting.

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 the business meeting minutes of 6/16/21, with reading of the minutes waived. Upon a motion duly made and seconded, Panel Members Barbour, Lazzaro, and Lynch for the 15 High Street 40B **VOTED** unanimously to approve the public hearing minutes of 6/16/21, with reading of the minutes waived.

INVOICES: Upon a motion duly made and seconded, members present **VOTED** unanimously to approve Wolters Kluwer invoice: #4505253567, dated 6/18/21, in the amount of \$441.86 for the Bobrowski *Handbook of Massachusetts Land Use and Planning Law* supplement 2021-02.

NEW BUSINESS/STATUS UPDATES:

Future Meetings with Zoom option: The Board is currently holding public hearings for the 15 High Street 40B in the Osborn Room on Select Board off-nights that provides public access in person or via telecasting through the Town's cable channel with an added Zoom option. Harbor Media will be present in the Osborn Room to handle the technical aspects. Further, members would like to offer those access options at all future public hearings. Member Barbour will coordinate with the Select Board chair to determine how this can be accomplished without inconveniencing either board or whether ZBA meeting nights would need to be changed.

Site Walks: Site Walks for 180 Central Street on 6/24/21, and Lot 84 Winter Street on 6/28/21, will be reported at the beginning of each of those public hearings. The site walk for 15 High Street 40B was reported at the last meeting but will again be reported at the beginning of the next public hearing for that application on 7/7/21.

OLD BUSINESS/STATUS UPDATES:

495 Washington Street: Still awaiting final As-Built Plans; Applicant must fence in the dumpster, as conditioned, and has been so advised. No response has yet been received.

239 Washington Street 40B: In response to a letter from Town Counsel, the Board received a copy on a June 22, 2021, letter from MassHousing requiring the Applicant to provide financial information by August 6, 2021, relating to potential excess profits.

40 River Street 40B: The Board's peer review consultant has gone to the site and noted some rocks that should be removed. It is not clear whether those are from prior construction or relate to recent sidewalk improvements made by the Town.

ADJOURNMENT: Upon a motion duly made and seconded, prior to the scheduled public hearing, at approximately 7:33 P.M., members present **VOTED** unanimously to adjourn the business meeting.

PUBLIC HEARING VOTES:

1. Upon a motion duly made and seconded, Members Brown, Senteno, and Dean **VOTED** to approve the Section 6/Special Permit application on property located at **126 Old Oaken Bucket Road**. Member Senteno will write the decision.
2. Upon a motion duly made and seconded, Members Rivkind, Barbour, and Lazzaro **VOTED** to approve the Business B Special Permit public hearing on property located at **454 Washington Street**.
3. Upon a motion duly made and seconded, Members Brown, Rivkind, and Barbour **VOTED** to grant withdrawal without prejudice for the Variance on property located at **180 Central Street**. The Board will waive the filing fee, if the Applicant submits a similar application prior to January 1, 2022.
4. Upon a motion duly made and seconded, Members Brown, Barbour, and Dean **VOTED** to grant withdrawal of the Site Plan application on property located at **144-148 Washington Street**. The Board will waive the filing fee, if the Applicant submits a revised application prior to October 1, 2021.

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 7/7/21 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed: _____

As Clerk/Assistant Clerk

Date: 7/7/21

Next scheduled meeting: July 7, 2021