

Town of Norwell
BOARD OF APPEALS
Business Meeting Minutes
September 13, 2023

TOWN OF NORWELL
TOWN CLERK
2023 SEP 28 AM 10:52
RECEIVED

MEETING DATE: Wednesday, September 13, 2023
TIME SCHEDULED: 7:00 P.M.
LOCATION: Osborn Room at Town Hall
MEMBERS PRESENT: Lois S. Barbour, Chair
Ralph J. Rivkind, Clerk
Stephen H. Lynch, Vice Chair
Daniel M. Senteno
MEMBERS ABSENT: William J. Lazzaro

CALL TO ORDER: The business meeting was called to order at 7:05 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 8/16/23.

INVOICES: No invoices were presented.

DISCUSSION ITEMS:

126 TIFFANY ROAD Pre-Application Testing: Although site testing continues per the Applicant's request prior to submission of the anticipated application, no application has yet been presented. The Applicant continues to provide escrow and/or observation fees to the Town for that purpose, as required.

111-119 WASHINGTON STREET Site Plan: No further updates available at the time of this meeting.

DAMON FARM 40B: The Town continues to retain 15% of the bond amount. No additional information has yet been provided by the developer's engineer in response to the Chessia report.

15 HIGH STREET 40B: An email was sent to the Board from Northland, the project developer, prior to the 8/16/23 meeting, relating to proposed changes to provide a reduction in the proposed lighting. However, there are additional changes in the proposed landscaping anticipated and the Applicant has requested that further discussion be postponed until a later date. Finally, the developer anticipates that occupancy permits will be requested in Spring 2024 with final occupancy projected to be Fall 2024.

BUSINESS MEETING ADJOURNMENT: Upon a motion duly made and seconded, members present **VOTED** unanimously to adjourn the business meeting at approximately 7:11 P.M.

PUBLIC HEARING VOTES:

Upon a motion duly made and seconded, Members Barbour, Lynch, and Senteno **VOTED** unanimously to continue the **Site Plan/Special Permit** application on property located at **48 Jacobs Lane** to Wednesday, October 25, 2023. The Applicant is in discussions with the Planning Board that will provide recommendations to the Board of Appeals after concerns have been addressed.

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 9/27/23 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed: _____

Joseph J. Ciurini, Clerk
As Clerk

Date: _____

9/27/23

Next scheduled meeting: September 27, 2023

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