

Town of Norwell
BOARD OF APPEALS
Business Meeting Minutes
September 27, 2023

TOWN OF NORWELL
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MEETING DATE: Wednesday, September 27, 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 (arr. 7:35)
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 9/13/23.

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. Completion anticipated by the end of 2023.

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: No further information presented on reduction in the proposed lighting or landscaping changes. At the time of this meeting, building permits for thirty-eight (38) units have been issued. Finally, the developer anticipates that occupancy permits will be requested in Spring 2024 with final occupancy projected to be Fall 2024.

341 WASHINGTON STREET: Upon a motion duly made and seconded, Members present **VOTED** unanimously to return the escrow credit balance of \$4,503.95 to the Applicant as this project is completed and the file can now be closed.

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 with public hearings to begin at 7:30 P.M.

PUBLIC HEARING VOTES:

Upon a motion duly made and seconded, Members Barbour, Rivkind, and Lynch **VOTED** unanimously to approve the **Section 6 Finding/Special Permit** application on property located at **38 Franklin Road**. Member Barbour will write the decision.

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 **687 Main Street**. Member Lynch will write the decision.

Upon a motion duly made and seconded, Members Barbour, Lynch, and Rivkind **VOTED** unanimously to continue the **Section 6 Finding/Special Permit** application on property located at **861 Main Street** to October 25, 2023, at 7:15 P.M. The Applicant agreed to provide evidence confirming the property is a legally pre-existing nonconforming lot.

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

Signed:  Clerk Date: 10/25/23
As Clerk

Next scheduled meeting: October 25, 2023

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