

Town of Norwell
BOARD OF APPEALS
Business Meeting Minutes
October 25, 2023

TOWN OF NORWELL
TOWN CLERK
2023 NOV -9 PM 12:52
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MEETING DATE: Wednesday, October 25, 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
William J. Lazzaro
MEMBERS ABSENT: Daniel M. Senteno

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 9/27/23.

INVOICES: Upon a motion duly made and seconded, members presented **VOTED** unanimously to approve the W.B. Mason invoice #S136713556, dated 10/16/23, in the amount of \$10.99 for ZBA office supplies.

DISCUSSION ITEMS:

126 TIFFANY ROAD Pre-Application Testing: The Applicant has advised that no application will be submitted, due to soil conditions identified during site testing.

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. Additional information was recently provided by the developer's engineer in response to the Chessia report. The Town's consultant will be reviewing the revised As-built Plan submitted by the Applicant a few days prior to this meeting.

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.

BUSINESS MEETING ADJOURNMENT: Upon a motion duly made and seconded, members present **VOTED** unanimously to adjourn the business meeting at approximately 7:10 P.M with public hearings to begin at 7:15 P.M.

PUBLIC HEARING VOTES:

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 November 8, 2023, at 7:15 P.M. The Applicant will be out of town and indicated he will plan to participate via Zoom.

Upon a motion duly made and seconded, Members Barbour, Lynch, and Lazzaro **VOTED** unanimously to approve the **Special Permit** application on property located at **164 Washington Street**.

Upon a motion duly made and seconded, Members Barbour, Rivkind, and Lynch **VOTED** unanimously to approve the **Site Plan/Special Permit** application on property located at **48 Jacobs Lane**. Member Barbour will write 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 11/8/23 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed:  Clerk Date: 11/8/23
As Clerk

Next scheduled meeting: November 8, 2023

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