

*Town of Norwell*  
**BOARD OF APPEALS**  
**Business Meeting Minutes**  
with  
**Public Hearing Votes**  
**December 20, 2021**

TOWN OF NORWELL  
TOWN CLERK  
2022 JAN 13 AM 11:38  
RECEIVED

**MEETING DATE:** Monday, December 20, 2021  
**TIME SCHEDULED:** 5:55 P.M.  
**LOCATION:** Osborn Room at Town Hall on cable and Zoom  
**PANEL MEMBERS PRESENT:** Lois S. Barbour, Chair  
William J. Lazzaro  
Stephen H. Lynch

**OTHER MEMBERS PRESENT:** Ralph J. Rivkind, Clerk

**MEMBERS ABSENT:** Philip Y. Brown, Vice Chair  
Daniel M. Senteno  
Nicholas K. Dean

**OTHERS ON BEHALF OF BOARD:** John C. Chessia, P.E., Chessia Consulting

**CALL TO ORDER:** The business meeting was called to order at approximately 5:58 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** to accept the business meeting minutes of 12/8/21, with reading of the minutes waived.

**INVOICES:** No invoices were presented.

**UPDATES:**

**Damon Farm 40B:** Applicant and HOA invited to 1/12/22 ZBA business meeting.

**Tiffany Hill 40B:** Site walk and design engineer is putting together a report on current status; making progress; likely can't do work until late spring or summer when ground dries out; phases; road paved

**ADJOURNMENT:** Upon a motion duly made and seconded, at approximately 6:02 P.M., members present **VOTED** unanimously to adjourn the business meeting, as all business had been completed.

**PUBLIC HEARING VOTES:**

1. Upon a motion made by Member Lynch and seconded by Member Lazzaro, Members Lynch, Lazzaro, and Barbour **VOTED** unanimously to act on and approve or deny Waivers as detailed in **Exhibit B**, attached to and made a part of this decision.

2. Upon a motion made by Member Lynch and seconded by Member Lazzaro, Members Lynch, Lazzaro, and Barbour **VOTED** unanimously to GRANT the application for a **Comprehensive Permit** for property known as **15 High Street**, subject to the Conditions set forth below and included in **Exhibit C**, "Traffic and Pedestrian Safety Measures", and as provided in the Waivers delineated in **Exhibit B**, attached hereto.
3. Upon a motion made by Member Lazzaro and seconded by Member Lynch, Members Lazzaro, Lynch, and Barbour **VOTED** unanimously to close the public hearing.

*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 1/12/22 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.*

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

  
Asst. Clerk

Date: \_\_\_\_\_

1/12/22

*Next scheduled meeting: January 12, 2022*

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