

Town of Norwell
BOARD OF APPEALS
Business Meeting Minutes
December 21, 2022

TOWN OF NORWELL
TOWN CLERK
2023 JAN 26 PM 1:18
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MEETING DATE: Wednesday, December 21, 2022
TIME SCHEDULED: 7:00 P.M.
LOCATION: Osborn Room at Town Hall
MEMBERS PRESENT: Lois S. Barbour, Chair
Philip Y. Brown, Vice Chair
Ralph J. Rivkind, Clerk
Stephen H. Lynch via Zoom
MEMBERS ABSENT: Daniel M. Senteno
William J. Lazzaro
Joseph E. LaFleur

On behalf of the ZBA: John C. Chessia, Peer Review Consultant via Zoom

CALL TO ORDER: The business meeting was called to order at approximately 7:01 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 11/15/22, with waiving of the reading of the minutes and Member Lynch polled on Zoom and voting aye.

INVOICES: No invoices were presented.

DISCUSSION – SIMON HILL extension: Attorney Kimberley Kroha had requested an extension of the Comprehensive Permit in her letter of December 16, 2022, on behalf of her client, Simon Hill LLC. After a brief discussion, Members Brown, Rivkind, and Barbour **VOTED** to extend the Comprehensive Permit to expire on June 1, 2024, which was a few months less than the 2-year extension requested.

DISCUSSION – 555 CORDWAINER DRIVE: The Board is still awaiting responses to Mr. Chessia's comments on the As-Built Plans and will continue to hold the \$100,000. cash bond until those conditions have been fulfilled.

DISCUSSION – 341 WASHINGTON STREET: Kevin Callahan was present to discuss the tree removal, which will be continued to a later date. In the meantime, the Applicant has permission to remove the requested tree but no agreement has been reached as to the replacement screening plant material. He also had requested a letter from the ZBA to send to MA DOT. However, the Board recommended that Mr. Callahan submit a copy of the Board's decision and the endorsed site layout plan that reflects its approval relating to the project.

DISCUSSION – DAMON FARM 40B: No further information has been received.

DISCUSSION – TIFFANY HILL 40B: Mr. Chessia provided an update on the recent site walk with Member Lynch, Mr. Greenberg, and some of the condo owners. A lot of the work cannot be accomplished during this time of the year and will need to wait for Spring. The Board is awaiting a memo from the Applicant's representative, responding to the remaining open items. Mr. Lynch expressed thanks to Mr. Chessia for providing information to the owners on the site walk and the walk was helpful to all.

DISCUSSION – 15 HIGH STREET 40B: Fencing has been Construction is continuing with the binder course of paving completed.

BUSINESS MEETING ADJOURNMENT: As all agenda items having been discussed, upon a motion duly made by Member Lynch and seconded by Member Brown members present **VOTED** unanimously to adjourn at approximately 7:25 P.M.

PUBLIC HEARING VOTES:

Upon a motion duly made and seconded, Members Rivkind, Brown, and Lynch (individually polled on Zoom) **VOTED to approve** the **Section 6 Finding/Special Permit/APD** application for **15 Bay Path Lane**. Member Barbour will write the decision.

Upon a motion duly made and seconded, Members Barbour, Brown, and Lynch (individually polled on Zoom) **VOTED to continue** the public hearing for a **Section 6 Finding/Special Permit** application for **4 Tiffany Road** to January 25, 2023 at 7:45 P.M.

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 1/25/23 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed:  Date: 1/25/23
As Clerk

Next scheduled meeting: January 25, 2023

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