

Town of Norwell
BOARD OF APPEALS
Business Meeting Minutes
with Public Hearing Vote
April 7, 2021

MEETING DATE: Wednesday, April 7, 2021
TIME SCHEDULED: 7:00 P.M.
LOCATION: Remote Meeting held VIA Zoom
MEMBERS PARTICIPATING: Lois S. Barbour, Chair
Philip Y. Brown, Vice Chair
Ralph J. Rivkind, Clerk
Daniel M. Senteno
William J. Lazzaro
MEMBERS ABSENT: Matthew H. Greene
Nicholas K. Dean

RECEIVED

2021 MAY -6 A 11:58

TOWN OF NORWELL
TOWN CLERK

TOWN HALL MONITOR: Not required; no appointments made in advance

This was the nineteenth meeting of the Board of Appeals held remotely due to the COVID-19 pandemic under Governor Baker's declaration of a public health emergency and related Emergency Executive Order, dated March 12, 2020. The Board plans to continue to utilize technological capabilities of the Zoom platform for the foreseeable future or until the current public health emergency is resolved. As no appointments were made for Town Hall attendance, the meeting was held via Zoom only.

Before the meeting was called to order, Attorney Galvin dropped in via Zoom to introduce himself to our newest member and member candidate. He also provided a brief update on the White Barn Lane proceedings at the Appellate Court earlier this week. He anticipates a ruling in three to six months.

CALL TO ORDER: The business meeting was called to order at approximately 7:07 P.M.

AGENDA: Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to accept the agenda, as written.

MINUTES: Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to approve the business meeting minutes of 3/17/21, with reading of the minutes waived.

INVOICES: Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to approve Chessia Consulting Services invoice # 2612, dated 3/6/21, in the amount of \$150.00 for the Simon Hill 40B. Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to approve the WB Mason invoice #218707750, dated 3/17/21, in the amount of \$5.49 for a new member name plate.

NEW BUSINESS: The Board welcomed new member William J. Lazzaro, recently appointed by the Board of Selectmen. Stephen H. Lynch was also in attendance as a prospective member, who is anticipated to be appointed before our next meeting.

555 Cordwainer: Susan Spratt, P.E., was in attendance to discuss recent tree damage and request for removal per her email of 3/17/21. She will speak with the

owner and the landscape architect about revising the landscape plan to include replacement plantings, prior to our next meeting on May 5, 2021, at which time she will return for any further discussion and needed approval. Ms. Spratt also confirmed that the basin siting referenced in Chessia Consulting memo of 3/4/21 is no longer an issue as the plans will not change.

OLD BUSINESS/STATUS UPDATES:

495 Washington Street: Progress is being made toward completion of work for the final as-built. The project engineer has provided photographs showing the asphalt at the rear of the building has been removed with additional work remaining to be completed.

239 Washington Street 40B: Town Counsel is working to address outstanding questions.

40 River Street 40B: Final as-built remains outstanding

ADJOURNMENT: Upon a motion duly made and seconded, members present were individually polled and **VOTED** unanimously to adjourn the business meeting at approximately 7:30 P.M.

PUBLIC HEARINGS:

1. Upon a motion duly made and seconded, Members Rivkind, Barbour, and Senteno were individually polled and **VOTED** unanimously to approve the application for a Section 6 Finding and Special Permit on property located at **6 Neal Gate Street**. Member Senteno will draft the decision.
2. Upon a motion duly made and seconded, Members Rivkind, Senteno, and Barbour were individually polled and **VOTED** unanimously to continue the application for a Site Plan Modification and Special Permit on property located at **136 Longwater Drive** to May 5, 2021.
3. Upon a motion duly made and seconded, Members Brown, Rivkind, and Barbour were individually polled and **VOTED** unanimously to continue the application for a Site Plan Modification and Special Permit on property located at **144-148 Washington Street** to May 5, 2021.

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 May 5, 2021 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed: _____

As Clerk/Assistant Clerk

Date: _____

5/5/21

Next scheduled meeting: May 5, 2021