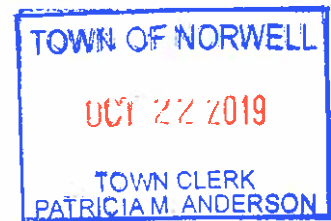


Town of Norwell
BOARD OF APPEALS
Business Meeting Minutes
with Public Hearing Votes
July 10, 2019

MEETING DATE: Wednesday, July 10, 2019
TIME SCHEDULED: 7:00 P.M.
LOCATIONS: Meeting Room 3 (Business Meeting)
Gym (Public Hearings)
MEMBERS PRESENT: Lois S. Barbour, Chair
Philip Y. Brown, Vice Chair
David Lee Turner, Clerk
Ralph J. Rivkind, Asst. Clerk
Stephen T. Bright
MEMBERS ABSENT: Roy W. Bjorlin
Matthew H. Greene
Daniel Senteno
OTHERS PRESENT: John C. Chessia, Chessia Consulting
Thomas McDonald, Owner – 495 Washington Street



The meeting was called to order at approximately 7:05 P.M. in Meeting Room 3.

AGENDA: Upon a motion duly made and seconded, members present **VOTED** to approve the agenda, as written.

MINUTES: Upon a motion duly made and seconded, members present **VOTED** to approve the business meeting minutes of June 19, 2019.

INVOICES: Upon a motion duly made and seconded, members present **VOTED** unanimously to approve Chessia Consulting Invoice #2185, dated 7/5/19, in the amount of \$132.20. Upon a motion duly made and seconded, members present **VOTED** unanimously to approve the W.B. Mason invoice in the amount of \$9.89 for office supplies.

DISCUSSION:

495 Washington Street: The Board received a report, dated June 6, 2019, from Chessia Consulting Services, relating to review of the As-Built Plan that indicated the project was not completed in accordance with the approved plan. Both the Owner, Thomas McDonald, and John Chessia of Chessia Consulting Services, the Town's peer review consultant, were present for this discussion.

The Board's concerns centered on excessive paved areas without protection of parking spaces shown on the approved plan or required landscaping. Further, this project is sited on a nonconforming lot and is within the Aquifer Protection District.

Mr. McDonald stated he will contact his engineer to determine where the As-Built plan does not comply with approved plan and modification. All additional information must be submitted through the Building/Zoning Office, although the Owner's engineer may discuss directly with Chessia Consulting.

Upon a motion duly made and seconded, members present **VOTED** unanimously to adjourn the business meeting at 7:40 P.M.

PUBLIC HEARING VOTES:

1. Upon a motion duly made and seconded, Members Rivkind, Bright, and Barbour, **VOTED** unanimously to approve the Special Permit for Business B on property located at **412R Washington Street**.
2. Upon a motion duly made and seconded, Members Brown, Rivkind, and Barbour, **VOTED** unanimously to continue the Special Permit/Variance application for construction of a cabana on property located at **454 River Street** to September 11, 2019.

NEXT SCHEDULED MEETING: Wednesday, September 11, 2019.

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:  Date: 9/11/19
As ~~Assistant~~ Assistant Clerk

Copy filed with: *Office of the Town Clerk
Posted on Town Website*

