

Town of Norwell
BOARD OF APPEALS
Public Hearing Minutes
December 8, 2021

TOWN OF NORWELL
TOWN CLERK

2022 APR -7 AM 11:26

RECEIVED

MEETING DATE: Wednesday, December 8, 2021
TIME SCHEDULED: 7:30 P.M.
LOCATION: Osborn Room at Norwell Town Hall
PANEL MEMBERS: Philip Y. Brown, Panel Chair
Ralph J. Rivkind
Stephen H. Lynch
OTHER MEMBERS PRESENT: Lois S. Barbour, Chair
Daniel M. Senteno
Nicholas K. Dean
MEMBER ABSENT: William J. Lazzaro

On Behalf of the Applicant Attorney Jeff De Lisi (via Zoom)

The new public hearing opened on 12/8/21 with the notice on the resubmitted application for a Variance on property known as Lot 84 Winter Street read by Panel Chair Brown, who also noted a letter from Greg Morse of Morse Engineering regarding Stormwater runoff had been received.

Attorney De Lisi presented the application. He stated he had follow-up conversations with Mr. Morse since the last application was withdrawn on October 13, 2021, to discuss mitigation measures that could be incorporated into a decision if approved.

1. Commit to a roof drywell system
2. Vegetative buffer round perimeter
3. Commit to 20% impervious limitation on property
4. With respect to Winter St, put leaching close to road, capture water in trench drain leading to leaching pit

Member Rivkind asked for more details on the leaching pit and who is responsible if the pit overflows. Attorney De Lisi indicated an operation and maintenance plan, which the owner will record at the Registry of Deeds, will provide for annual maintenance. The current owner will be responsible for the basin.

Brian O'Donnell from 190 Cross Street, an abutter to the property, asked for a Stormwater Drainage Study, stating that had been promised, but has not yet been completed. He also expressed concerns regarding the drainage pits and his opposition to the variance, stating the applicant does not meet the criteria for a variance.

Russ Murphy from 230 Winter Street, an abutter to the property, expressed his opposition to the variance, questioning the lack of detail in the Morse Engineering letter, and questioning the Planning Board's support of proposal.

Attorney De Lisi commented that the Stormwater Reporting is generally addressed with the building application.

Member Rivkind questioned the validity of the issues if the land was not subdivided and requested a Stormwater Report on the properties, to which Member Brown agreed.

Chairperson Barbour expressed concern that requesting engineering was an over-reach. Member Brown pointed out that he thinks that we need all the topographical information and it is within the Board's purview to request a Stormwater Report.

Upon a motion duly made and seconded, Members Brown, Rivkind, and Lynch **VOTED** unanimously to continue the public hearing on the Variance application on property known as **Lot 84 Winter Street** to March 9, 2022, in order for the Applicant to develop additional information.

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 4/6/22 in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed: _____

[Signature]
As Clerk/Assistant Clerk

Clerk

Date: 4/6/22

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