

OFFICE OF
BOARD OF APPEALS

TOWN OF NORWELL

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FINDINGS AND DECISION **OF** **THE NORWELL BOARD OF APPEALS**

File No. 16-2

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A PUBLIC HEARING was held on March 2, 2016 at 7:30 P.M., by the Norwell Zoning Board of Appeals (the Board) under Massachusetts General Laws, Chapter 40A, Sections 8, 14 and 15, at the Norwell Town Offices, 345 Main Street, Norwell, MA on the Application (the Application) of:

Augie Bloomstein
Manager, Norwell House, LLC
c/o Walter B. Sullivan
80 Washington St., Bldg. B, Ste. 7
Norwell, MA 02061, (the Applicant)

for an appeal of the denial of a building permit under Zoning Bylaw Section 2311(Permitted Residential Uses). The current property contains a dwelling, listed as a boarding house, and a two story barn with no living space. Applicant is proposing to modify the interiors to provide two condominiums in the main house and two condominiums in the barn. There are no proposed changes in the exteriors of the pre-existing structures. The Property is located at 166 Norwell Avenue and shown on Assessor's Map 8D, Block 44, Lot 26, Registry of Deeds Book 14315, Page 230 in Residential A. The house was originally constructed in 1820.

The Public Hearing for this Application was duly noticed in The Mariner on February 11 and February 18, 2016, and was posted at the Norwell Town Hall as required by law.

The Appeal was not filed within the appeal cycle required under G.L.c.40A, Section 8. The Application was not signed. The Application and attachments are the Exhibits marked by the Board.

FINDINGS:

At the hearing, the Board confirmed the facts in the Notice and Application set forth above. The Applicant appeared and presented the request and the facts set forth in the Application. The facts and Exhibits noted above are the basis for this Decision.

Based upon the foregoing, the Board finds that:

1. The Appeal was not timely filed and therefore the Board lacks jurisdiction of the subject matter.
2. The Application was not signed and verified and is incomplete and therefore must be dismissed.

DECISION OF THE BOARD:

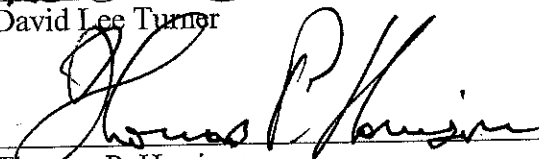
Based on the evidence presented and its findings above, upon a motion duly made and seconded, the Board **VOTED** unanimously to Deny and Dismiss the Appeal.



Lois S. Barbour



David Lee Turner



Thomas P. Harrison

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NOTICE OF APPELLATE RIGHTS: Any decision of the Board of Appeals may be appealed to Superior Court within twenty (20) days after filing of the written decision with the Town Clerk. Any construction or pre-construction activity is undertaken at the applicant's risk during the appeal period.