



OFFICE OF
BOARD OF APPEALS

TOWN OF NORWELL

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NORWELL, MASSACHUSETTS 02061
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David Lee Turner, Clerk

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Ralph J. Rivkind, Assistant Clerk
Roy W. Bjorlin
Matthew H. Greene
Stephen T. Bright
Daniel M. Senteno

December 9, 2019

Mr. Thomas McDonald
152 Centre Street
Holbrook, MA 02343

Re: Norwell ZBA File No. 12-05
495 Washington Street
As-Built Plan review
Modification Voted 12/4/19

Dear Mr. McDonald,

This in response to our letter of July 11, 2019, following our meeting with you on July 10, 2019, and the subsequent meeting with you and your engineer, Brendan Sullivan of Cavanaro Consulting, Inc., on December 4, 2019, with John Chessia also in attendance.

The July 10, 2019, meeting with the Board of Appeals and the Town's consultant, John Chessia of Chessia Consulting Services, was to discuss the recent peer review report for the As-Built Plan, dated April 14, 2019, prepared by Cavanaro Consulting that noted several discrepancies from the plans referenced in the Board's September 12, 2019, decision.

Cavanaro submitted a revised plan, dated 9/30/19 that was again reviewed in Chessia Consulting Services report, dated October 11, 2019. The Board subsequently received a letter from Cavanaro Consulting, dated November 15, 2019, responding to the Chessia report relating to (1) access to rear of the building, (2) dumpster location and enclosure, (3) reduction in front entrance size to conform to approved plans, (4) impervious surface compliance with approved plan, (5) addition of inverts to the As-Built Plan, and (6) utility ties.

After discussion and review, upon a motion duly made and seconded, Members Brown, Rivkind, and Barbour **VOTED** to modify its decision to require:

1. Compliance with impervious surface to meet Aquifer requirement;
2. Removal of approximately 3,200 sq. ft. of pavement at rear of the building, relating to #1 above;
3. In the location where pavement has been removed (see #2 above at rear of the building, grass in exposed area as weather permits with stepping-stone pavers approved in the original decision, filed on 9/12/12 with the Norwell Town Clerk;
4. Enclosure of dumpster with solid vinyl fencing (not chain link with vinyl strips) that can remain at the bottom of the slope to the far southeasterly corner of the building;
5. Place bollards with chain (fire gate) with maximum of 6' width adjacent to the southeasterly corner of the building for pedestrian access to the storage area entrances at the rear of the building (N.B. No vehicle access is allowed. However, the fire gate meets the Fire Department requirement for rear access to the building. Further, no crushed stone or gravel may be placed at the rear of the building that must be grassed with stepping stones to the rear entrances;

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6. Narrow the two Rte. 53 entrance access points on project property to meet the 24' requirement (N.B. Applicant represented this does not require filing with MassHighway, as all work will be done on site.) and install islands as shown on the plan approved in the 9/12/12 decision, as filed with the Norwell Town Clerk;
7. Immediate installation of the catch basin gas traps (hoods) should be installed as soon as possible, as this is a violation of the Zoning Bylaws in addition to being a deviation from the plans.

We look forward to receipt of the revised "Site As-Built 495 Washington Street, Norwell, MA 02061", dated 5-14-19 revised 9-30-19, as prepared by Cavanaro Consulting, no later than June 1, 2020.

Very truly yours,



Lois S. Barbour, Chair

Copy filed with Norwell Town Clerk

Copies to: Chessia Consulting Services
Cavanaro Consulting
Norwell Building Inspector/Zoning Enforcement Officer
Norwell Town Planner/Planning Board

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