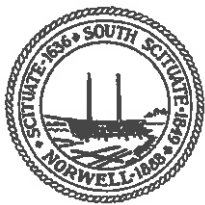


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OFFICE OF  
BOARD OF APPEALS

## TOWN OF NORWELL

345 MAIN STREET, P.O. BOX 295  
NORWELL, MASSACHUSETTS 02061  
(781) 659-8018 • Fax (781) 659-1892

### *Members*

Lois S. Barbour, Chair  
Philip Y. Brown, Vice Chair  
Ralph J. Rivkind, Clerk

### *Associate Members*

Daniel M. Senteno  
Nicholas K. Dean  
William J. Lazzaro  
Stephen H. Lynch

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

File No. 22-05

A public hearing by the Norwell Zoning Board of Appeals was held on April 6, 2022, under MA General Laws, Chapter 40A, Sections 6 and 10, in person at the Norwell Town Offices, 345 Main Street, Norwell, MA and broadcast live from the Osborn Room on Comcast Channel 9 and Verizon Channel 40 with a Zoom option, on the application of:

**Global Companies, LLC Lessee**  
**800 South Street, Suite 200**  
**Waltham, MA 02454**

For a **Sign Variance** under Norwell Zoning Bylaw sections §§ 201-3.2B and 201-14.5 (1)(a)(b)(c) and (2), to remove three signs totaling 46.4 sq ft and to be replaced by one LED sign totaling 41.8 sq ft. The property is located at **89 Washington Street** in Business District B as shown on Assessor's Map 5D, Block 12 Lot 24, and recorded at the Plymouth County Registry of Deeds in Document 109720, Certificate # 21280. The building was constructed in 1991.

The application was duly noticed in *The Mariner* on March 16, 2022, and on March 23, 2022, and posted at the Norwell Town Hall to fulfill requirements of the Open Meeting Law.

Carolyn A. Parker, of Cap Consulting, representing the applicant, responded to Board questions during the Public Hearing. No one was present in support of or in opposition to this application.

**FILE INVENTORY:** Documents submitted, including but not limited to the following, were received by the Board:

1. Application, dated 3/02/22, signed by the owner's representative, William J Murphy Jr. of Ye Olde Tavern Realty Trust of Norwell, and the Applicant's representative, Carolyn Parker of Global Companies of Waltham, received and stamped by the Board of Appeals and the Town Clerk on 3/03/22.
2. Cover letter explaining the reason for the application with details of what is included in the application, dated March 2, 2022, proposing to remove three signs totaling 46.4 sq ft to be replaced by one LED sign totaling 41.8 sq ft.
3. Sign Permit denial message from Building Commissioner Thomas Barry noting the permit will need a sign variance and special permit granted by the ZBA, dated 12/29/2021.
4. Norwell By-law 201-14.5 Sign standards and requirements
5. Federal Health Visual Communications Sign Plans, showing the existing and proposed sign design change with handwritten notes stating existing sign is 46.4 SF and proposed sign is 41.8 SF, as well as proposed sign height is 16' 0" and the price sign is 12" digits in a 36" frame.
6. Google Maps -Aerial view of 89 Washington Street with a handwritten note requesting a waiver from the Certified Plot Plan
7. Owner authorization confirming that JSP Land Development and their agents are authorized to serve as agent of Global Companies, LLC and their subsidiaries (Global Alliance, Alliance Energy, Global Montello, etc.), dated 4/18/17 and signed by Jamie Cook, Director.
8. Quitclaim Deed

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**FINDINGS:** The Board made the following findings:

1. The property is located at 89 Washington Street in Business District B.
2. The Applicant is seeking to remove three signs totaling 46.4 sq ft to be replaced by one LED sign totaling 41.8 sq ft.
3. As price changes are not frequent, the sign is not deemed to be prohibited under § 201-14.3A.
4. Currently the employees have to manually change the price signs, which can present a safety hazard.
5. A special permit is not required, as necessary relief can be granted through a sign variance.

**DECISION OF THE BOARD:** Based upon the evidence presented and its findings detailed above and incorporated herein and forming a part of this decision, upon a motion duly made and seconded, Members Brown, Dean, and Lynch **VOTED** unanimously to grant a Sign Variance on the property located at **89 Washington Street** to change the price panel of the sign in accordance with the plans submitted, further subject to the following:

**CONDITIONS APPLYING TO ALL DECISIONS:**

1. **RECORDING OF THE DECISION:** After receiving certification from the Town Clerk that no appeal has been taken within twenty days, or if appealed than dismissed or denied, a copy of the Board's decision must be filed with either the Registrar of the Plymouth County Registry of Deeds to be recorded and indexed in the grantor index under the name of the owner of record in the case of the unregistered land, or with the Recorder of the Land Court to be registered and noted on the owner's certificate of title in the case of registered land.
2. **RECORDING RECEIPT:** A copy of the recording fee receipt must be returned to the Board of Appeals. **NOTE: No building permit shall be issued without such evidence.**
3. **EFFECTIVE DATE OF APPROVAL:** The zoning relief granted by this Decision shall take effect only at such time as a copy of this Decision, certified by the Office of the Town Clerk of the Town of Norwell, is recorded with the Registrar of Deeds or Recorder of the Land Court.
4. **LAPSE OF SPECIAL PERMIT:** The Applicant must exercise any Special Permit granted by the Board of Appeals within two years of the date this Decision is filed with the Office of the Town Clerk or as provided in any extension thereof as detailed in the Board's Rules, or it shall lapse.

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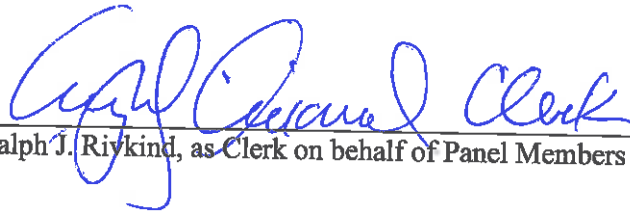
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By unanimous vote of the Board of Appeals at its duly advertised meeting on May 19, 2021, its Clerk or Assistant Clerk is authorized to sign decisions on behalf of the panel members, which in this instance are:

Philip Y. Brown  
Nicholas K. Dean  
Stephen H. Lynch



Ralph J. Rivkind, as Clerk on behalf of Panel Members

*This space reserved for  
Date Stamp of Town Clerk*

Date Filed with Office of the Town Clerk

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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.