

OFFICE OF
BOARD OF APPEALS

TOWN OF NORWELL

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Members

Lois S. Barbour, Chair
Philip Y. Brown, Vice Chair
David Lee Turner, Clerk

Associate Members

Thomas P. Harrison
Ralph J. Rivkind, Assistant Clerk

CERTIFICATE OF VOTE No. 1

MODIFICATION OF COMPREHENSIVE PERMIT PLAN REVISIONS DATED 4/13/17, REV. 6/6/18

Metro West Collaborative Development, Inc. File No. 03-37

In response to a verbal request by Jennifer Van Campen, Executive Director of Metro West Collaborative Development, Inc., and based upon submitted plan revisions dated June 6, 2018, to the Board of Appeals (the "Board"), at its duly posted meeting held on June 20, 2018, Members Harrison, Rivkind, and Barbour considered the proposed modification to be insignificant changes in accordance with 760 CMR 56 regulations for M.G.L. c. 40B. The following drawings were submitted:

Plan Set, dated 4/13/17, as revised 6/6/18, entitled "Site Plan/ #40 River Street/ Assessors Map 58 Lot 64/ Norwell, Massachusetts", signed and sealed by Peter G. Palmieri, P.E., of Merrill Engineers and Land Surveyors, 427 Columbia Road, Hanover, Massachusetts 02339, consisting of the following ten (10) drawings:

- C1.1 Existing Conditions Plan
- C2.1 Layout Plan
- C3.1 Grading/Utility Plan
- C4.1 Septic Plan Set
- C4.2 Septic Details
- C4.3 Septic Details
- C5.1 Construction Details
- C5.2 Construction Details
- C5.3 Construction Details
- C5.4 Construction Details

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PLAN REVISIONS AND DISCUSSION: As a result of revised plans detailed above and recently filed, the 40 River Street 40B Project applicant's representatives were in attendance at the scheduled meeting on June 20, 2018, to review and discuss the proposed plan revisions.

After an introduction by Ms. Van Campen, Project Engineer Peter Palmieri of Merrill Engineers & Land Surveyors and Architect Dan Brainerd of Resolution Architects discussed the following proposed changes:

1. Segmented 2-tiered wall to replace poured concrete proposed
REASON: Wall will change from poured concrete single unit to 2-tier stepped segmented block. The engineered design is still in process. Town Consultant Chessia stated no elevation data has yet been detailed for the wall, which will be drawn by a segmented structure engineer or building structural engineer. The narrowest point would be 10' from the building. The reason stated for the proposed change is for cost and aesthetics, although Member Turner expressed concern about affordability and maintenance costs. Engineer Palmieri states no change in stormwater management would be needed.
2. Add snow storage area
REASON: Required
3. Although gas service is available on River Street and was used in the former Police Station building, it will no longer be used to service the new building. Heating and cooling will be electric with heat pump systems utilized.
REASON: Elimination of combustion in units; metering considerations for tenants for both cooling and heating; one system – air source heat pump for each unit and office and hallways; cost analysis for gas boiler v. heat pumps was convincing.
4. Walkway on southerly corner will be eliminated.
REASON: The Applicant proposes to move that walkway to a more northerly location due to more convenient and accessible route. The Applicant has been negotiating with the First Parish Church for a potential easement that is still under discussion. Members agreed that there is no Board concern relating to the proposed easement.
5. Remove current pavement in lower parking area: to be loamed and seeded in lieu of proposed pervious pavement parking area (See Drawings C2.1 and C2.2 on submitted revised plan set, dated April 13, 2018, rev. June 6, 2018, as prepared by Merrill, signed and sealed by Peter C. Palmieri, Registered Professional Engineer, as date-stamped by the Board of Appeals on 6/13/18)
REASON: not needed

After a brief discussion, it was determined that although the Board had not received a formal written request to consider whether the proposed changes were significant under DHCD Rules. The Applicant must still submit engineered plans to be reviewed by the Town's consultant, prior to commencement of construction. If there were concerns about the final plans, the Applicant would be required to meet with the Board.

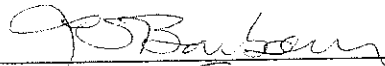
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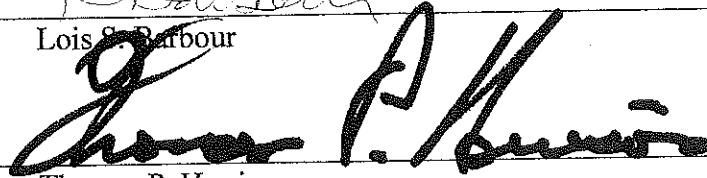
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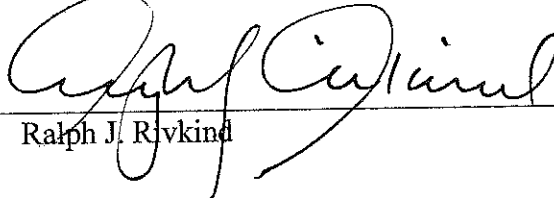
DECISION: Based upon the evidence submitted and representations made by the project team to the Board at its scheduled meeting on June 20, 2018, upon a motion duly made and seconded, Members Harrison, Rivkind, and Barbour **VOTED** unanimously to approve the requested changes as a "minor modification" under 760 CMR 56 regulations for M.G.L. c. 40B.



Lois S. Barbour



Thomas P. Harrison



Ralph J. Rivkind

Date Filed with Office of the Town Clerk

*This space reserved for
Date Stamp of Town Clerk*

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Copies to: Applicant
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 Conservation Commission
 Board of Health
 Town Counsel