

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
David Lee Turner, Clerk

Associate Members

Thomas P. Harrison
Ralph J. Rivkind

CERTIFICATE OF VOTE No. 3 **MODIFICATION OF COMPREHENSIVE PERMIT** **HOUSING DESIGN SUBSTITUTIONS**

Tiffany Hill, Inc.
File No. 03-37

In response to a written request by Mohammed R. Itani, President of Tiffany Hill, Inc., dated July 24, 2017, to the Board of Appeals (the "Board"), at its duly posted meeting held on August 2, 2017, Members Brown, Rivkind, and Barbour considered the proposed modification to allow the Applicant at its option to substitute two new housing designs known as the Belvidere and the Scotia that provide for a first-floor master bedroom with bath in response to market demand.

DESIGN REPRESENTATIONS:

Mr. Itani presented his proposal and provided the following evidence during the meeting:


1. Architectural rendering (unsigned), dated 8/1/17, for the proposed Belvidere model, showing front and rear exterior elevations with 1st and 2nd floor plans
2. Architectural rendering (unsigned), dated 7/24/17, for the proposed Scotia model, showing front and rear exterior elevations with 1st and 2nd floor plans
3. Landscape & Lighting Plan for "Tiffany Hill/ on/ Tiffany Road/ in/ Norwell,/ Massachusetts", as prepared by Outback Engineering, dated 8/9/13 (not signed or sealed)
4. Tabulation (not dated or signed) showing a comparison of the "Current Homes" and "proposed Homes"; note appears on the tabulation indicating that the new designs will be offered for Units 8, 10, 13, 16, and 18, as highlighted in yellow on the "Landscape & Lighting Plan" in Paragraph 3 above.

DISCUSSION: These two newly proposed designs would be available as alternatives for between three (3) to five (5) units but would not add bedrooms or bathrooms, so the total count of each is to remain the same as currently approved. Specifically, this proposal provides for replacement of up to two (2) Gloucester, one (1) Fairfield, one (1) Clarendon, and one (1) Exeter. Mr. Itani stated he anticipates a total of three (3) to a maximum of five (5) such units could be involved. Mr. Itani stated the affordable units will remain distributed proportionally throughout the project. Buyers choosing any of the new options will purchase as an "add on". The increase in impervious surface, as represented, would increase the total by 1,004 square feet. Mr. Chessia told Board members this would not be a significant increase and would have little effect on the overall project.

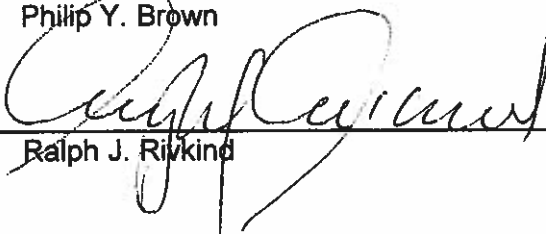
DECISION: Based upon the evidence provided and representations made by Mr. Itani to the Board, upon a motion duly made and seconded, Members Brown, Rivkind, and Barbour **VOTED** unanimously to approve the requested changes as a "minor modification" under 760 CMR 56 regulations for M.G.L. c. 40B.



Lois S. Barbour



Philip Y. Brown



Ralph J. Rivkind

*This space reserved for
Date Stamp of Town Clerk*

Date Filed with Office of the Town Clerk

Copy to: Applicant
 Norwell Inspector of Buildings
 Board of Health
 Town Counsel

RECEIVED
2017 AUG -8 PM 3:26