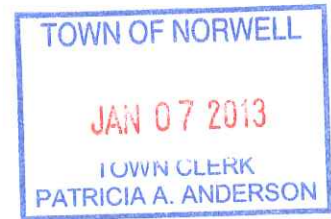


*Town of Norwell*  
**BOARD OF APPEALS**  
**Business Meeting Minutes**

**MEETING DATE:** December 5, 2012  
**TIME SCHEDULED:** 7:00 P.M.  
**LOCATION:** Town Hall, Building Office  
**MEMBERS PRESENT:** Lois S. Barbour, Chairman  
Philip Y. Brown, Chair  
David Lee Turner, Asst. Clerk  
Michael E. Kiernan, Clerk  
Thomas P. Harrison



The business meeting was called to order at approximately 7:10 P.M.

**MINUTES:** Upon a motion duly made and seconded, members present **VOTED** unanimously to approve the business meeting minutes of November 7, 2012, with reading of the minutes waived.

**INVOICES:** Upon a motion duly made and seconded, members **VOTED** unanimously to approve the following invoices for payments: \$96.27, Invoice #85378240 from W.B. Mason; \$345, Invoice#980, from Chessia Consulting Services, LLC for peer review of 495 Washington St; \$448.36 and \$1,446.90, Invoices# 979 and 981 from Chessia Consulting Services, LLC for peer review of 141 Longwater Drive.

**NEW BUSINESS/CHAIR REPORT:** Upon a motion duly made and seconded, members **VOTED** unanimously that the Chair should sign the prepared letter addressed to Town Counsel instructing him to obtain from the Town Clerk a certified and attested copy of the **Jacobs Pond Estates** Comprehensive Permit Modification decision, originally filed with the Town Clerk on August 31, 2010, and then properly record said decision at the Plymouth County Registry of Deeds, as required by that decision.

Upon a motion duly made and seconded in consultation with Town Counsel, who by chance was in the building for another meeting, members **VOTED** unanimously to respond to Mr. John Sullivan's letter dated November 29, 2012, submitting 40B plans described in that letter as "revised project plans" at the property location known as **Simon Hill** and further described as "consistent with modifications required as a result of conditions contained in the Board's comprehensive permit dated June 29, 2009." Mr. Galvin will help draft the letter for Mr. Brown's signature, as Mrs. Barbour will be unavailable to sign. The letter must be sent out immediately in order to meet a 20-day deadline.

**ADJOURNMENT:** The meeting was adjourned at approximately 7:35 P.M. with panel members moving to the gym for the evening's scheduled public hearing.

**PUBLIC HEARINGS:** **21 Beers Avenue** – Upon a motion duly made and seconded, Members Kiernan, Turner, and Harrison, **VOTED** unanimously to grant a Special Permit/Section 6 Finding with Special Conditions detailed in the Findings and Decision for the property located at **21 Beers Avenue**.

Next Scheduled Meeting: January 2, 2013.

*These minutes have been approved with reading of the minutes waived by unanimous vote of the Board of Appeals at a public meeting duly held on 1/2/13, in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.*

Signed: [Signature] Date: 1/2/13  
As Clerk/Assistant Clerk

Copy filed with: Office of the Town Clerk