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

**MEETING DATE:** September 11, 2013  
**TIME SCHEDULED:** 7:00 P.M.  
**LOCATION:** Town Hall, Building Office

**MEMBERS PRESENT:** Lois S. Barbour, Chair  
Philip Y. Brown  
David Lee Turner  
Michael E. Kiernan  
Thomas P. Harrison

**OTHERS PRESENT:** Pat Richardson, Community Housing Trust  
Christopher Agostino, Esq. – Washington Place  
Jack Sullivan  
Brian Murphy

The business meeting was called to order at approximately 7:05 p.m.

**NEW BUSINESS/CHAIR REPORT:**

Pat Richardson, member of the Community Housing Trust, met with the Board advising that the Norwell Housing Authority does not have the staff nor interest in carrying out the responsibility for finding new owners when an affordable unit is for sale and have agreed to transfer this responsibility to the Community Housing Trust. In order for this to be done, separate votes are needed from the Norwell Housing Authority and the Zoning Board of Appeals. She further advised that the Trust will be hiring a part-time Housing Coordinator who will control the subsidized housing for the town and will be a primary contact/consultant for developers, etc. The Trust has applied to the CPC to transfer affordable housing monies to the Trust.

Upon a motion duly made and seconded, members present **VOTED** unanimously to approve the transfer of the responsibility of the Norwell Housing Authority to the Community Housing Trust and ask Town Counsel for the proper method to do so.

**ACTION ITEMS:**

1. **239 Washington Street** – Attorney Agostino, accompanied by Jack Sullivan and Brian Murphy, addressed the Board with respect to a previous extension it granted on June 14, 2013, with respect to the Washington Place Comprehensive Permit to October 15, 2013. Attorney Agostino, as requested in his letter of August 5, 2013,

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asked the Board for a three-year extension. He stated that things are looking up in the real estate market and Jack stated they are on target to complete by 2016, if the market continues to hold. They mentioned 27 units are now built with 21 sold or under agreement. The four buildings (12 units) remain to be built. Upon a motion duly made and seconded, members present **VOTED** unanimously to grant a further extension of the Comprehensive Permit, issued to Norwell Washington, LLC, to expire on October 15, 2016.

2. **2014 Meeting Calendar** – Upon a motion duly made and seconded, members present **VOTED** unanimously to approve the ZBA 2014 Meeting Calendar.

**MINUTES:** Upon a motion duly made and seconded, members present **VOTED** unanimously to approve the business meeting minutes of June 26, 2013, with reading of the minutes waived.

**INVOICES:** Upon a motion duly made and seconded, members present **VOTED** unanimously to approve the following invoices for payment: Wolters Kluwer, #90818407, 7/26/13, in the amount of \$184.54 for the 2013 Bobrowski Supplement; W.B. Mason, #112894753, 8/6/13, in the amount of \$182.27 for supplies; and Chessia Consulting, #1105, 7/30/13,

**ADJOURNMENT:** The meeting was adjourned at approximately 7:40 P.M with members present moving to the gym for the scheduled public hearings.

**PUBLIC HEARINGS:** Upon motions duly made and seconded:

1. Members Barbour, Turner and Kiernan **VOTED** to deny the Variance application of Karen A. Wischmeyer, Trustee, of the Karen W. Wischmeyer Realty Trust for **170 Stetson Road**.
2. Members Barbour, Brown, and Harrison **VOTED** to continue the Variance application of VRT Corp. for extension of **Bay Path Lane** to October 2, 2013.

Next Regularly Scheduled Meeting: October 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 10/2/13, in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed: [Signature] Date: 10/2/13  
As Clerk/Assistant Clerk

Copy filed with: Office of the Town Clerk