

TOWN OF NORWELL
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Town of Norwell
BOARD OF APPEALS
Business Meeting Minutes
OCT 6 AM 11:20
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MEETING DATE: October 1, 2014
TIME SCHEDULED: 7:00 P.M.
LOCATION: Town Hall, Building Office
MEMBERS PRESENT: Lois S. Barbour, Chairman
Philip Y. Brown, Chair
David Lee Turner, Clerk
Thomas P. Harrison
MEMBERS ABSENT: Ralph J. Rivkind
OTHERS PRESENT: Warren Baker, Esq. (Norwell Washington, LLC)
Brian Murphy
Bob Fedus, Construction Manager, Washington Woods
John Chessia, Chessia Consulting Services

The business meeting was called to order at approximately 7:07 P.M.

MINUTES: Upon a motion duly made and seconded, members present **VOTED** unanimously to approve the business meeting minutes of September 17, 2014, with reading of the minutes waived.

INVOICES: No invoices presented.

NEW BUSINESS/CHAIR REPORT: 1) **Bay Path Lane** – Request for extension of Variance – Upon a motion duly made and seconded, the Board **VOTED** unanimously to extend the Variance originally granted to VRT Corp. in its decision filed with the Town Clerk on 11/6/13, to expire on April 20, 2105. The Chair will be writing the letter.

2015 Meeting Schedule – Upon a motion duly made and seconded, the Board **VOTED** unanimously to approve the 2015 Meeting Schedule with one date change from January 14 to January 7.

OLD BUSINESS/STATUS UPDATES/LITIGATION: **239 Washington Street 40B: Proposed Plan Modification** - Attorney Baker went over a revised plan for Buildings 9 and 10, which were originally calling for 2 unit buildings on either side of the subterranean line (Bldg. 9 and 9A) , i.e, 4-2-2. In the field, it was discovered that the line was not allocated as originally anticipated and that it was located through what would be the basement of one of the designed units. To correct this, under the proposed plan, one unit would be relocated to the abutting two unit building, making it 3 units, one unit would stand alone, i.e, 4-3-1 and there would be the existing 4 units. The result would be Bldg. 9 (stand alone), Building 9A (3 units) would be Building 10 and the the existing 4 units would be Bldg. 11. The Board wanted to make sure that it has the latest plan that was approved and this would be looked into. Upon a motion duly made and seconded, members present **VOTED** unanimously to approve the modification to the plan set that is on file, initialed by Louis S. Barbour and reviewed by the Peer Engineer and confirm that and work with the developer.

ADJOURNMENT: The meeting was adjourned at approximately 7:25 P.M. and members moved to the gymnasium for the public hearing.

PUBLIC HEARING:

7:30 P.M. Upon a motion duly made and seconded, members present **VOTED** to approve the Special Permit/Section 6 Finding application of Dante & Melissa Tordiglione to add a second floor with 4 bedrooms on residential property located at **36 Christopher Road.**

Next Scheduled Meeting: November 5, 2014

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 11/05/14, in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed:  Date: 11/05/14
As Clerk/Assistant Clerk

Copy filed with: Office of the Town Clerk

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