

**Zoning Board of Appeals Meeting**  
**February 21, 2023**  
**7:00 PM**  
**Hybrid Meeting Minutes**  
**Norwood Senior Center & Google Meet**

**PRESENT:**

Members: Michael Sheehan, Chair, Present  
Mary Kate Daly, Present  
Shannon Greenwell, Present  
Paul Eysie, Present

Sarah Bouchard, Acting Town Planner, Present

**ALSO PRESENT:**

Dan Bailey, Attorney, 973 University Ave.  
Luke Fabbri, Contractor, 973 University Ave.  
Joe Federico, Applicant, 973 University Ave.

**NOT PRESENT:**

Rachel Churchill  
Al Porro

**CALL TO ORDER:**

The meeting was called to order at 7:15 P.M.

**PUBLIC HEARING:**

*Case No. 23-02: Special Permit extension request, 973 University Ave.*

Attorney Dan Bailey stated they would like to move forward with the request, despite there only being four board members present, contingent on Al Porro reviewing the request and submitting an affidavit at the next ZBA meeting.

The applicant was requesting a two-year extension on a special permit issued by the ZBA in February 2021.

Luke Fabbri, contractor for 973 University Ave., provided the Board an update on what has been going on at the site in the past few years.

Michael Sheehan read a letter to the Board from Holly Jones, Conservation Agent. If the ZBA were to pass this special permit, it would need to be with conditions from the Conservation Commission.

Sarah Bouchard recapped her conversation with Town Counsel in regards to the proposed special permit. Town Counsel recommended the ZBA hire a peer reviewer, who would verify the information being provided, and also provide an assessment of the original approved conditions.

Paul Eysie questioned the property owner on what the end goal is for the property. Joe Federico, property owner, stated that he hoped to put a building on the property once it is

excavated. Paul also questioned why the excavation process has taken multiple years. Luke Fabbri, contractor for the property, explained why the process has been so long. Mary Kate Daly wondered what the next two years would look like for this project. Attorney Dan Bailey broke down the process.

Shannon Greenwell mentioned that she would be on board with having a peer review done for this project. She also questioned two different applications received by the board, the first requesting a two year extension, and the second requesting five years. The applicants responded that the reason for requesting the five year extension was because they believed that was how long it would take to complete the project. Shannon also requested the applicants share their "good cause" for the extension.

Michael Sheehan shared a letter from M.S. Walker, an abutter of 973 University Ave. M.S. Walker claimed that conditions previously put on the special permit had not been met.

Michael Sheehan and the applicants discussed the differences in project plans previously submitted.

Mr. Sheehan stressed his concerns regarding previous approvals of special permits.

Paul Eysie commented that he believed it would not be beneficial to the Town to continue this project for another five years. He did not see the benefit to the applicants either. Paul asked if at the next meeting the applicants could provide a response to the letter from the Conservation Agent.

Michael Sheehan stated that the Board wished to move forward with a peer review for the site, which the applicants were in agreement with.

**MOTION** to authorize Sarah Bouchard, on behalf of the Zoning Board of Appeals, to engage a qualified engineer for the purpose of peer review of the property at 973 University Avenue, UVAE LLC, and to also engage, if necessary, with a landscape architect, with consultation from counsel of UVAE LLC, under authorization of the Zoning Board of Appeals and Massachusetts General Law Chapter 44 Section 15. **MOTION** made by Paul Eysie. Seconded by Mary Kate Daly.

Roll Call Vote:

Shannon Greenwell: **Yes**

Mary Kate Daly: **Yes**

Paul Eysie: **Yes**

Michael Sheehan: **Yes**

**Result: 4-0-0 (Approved)**

**MOTION** to grant application requirement waiver requests made by Shannon Greenwell. Seconded by Paul Eysie.

Roll Call Vote:

Mary Kate Daly: **Yes**

Paul Eysie: **Yes**

Shannon Greenwell: **Yes**

Michael Sheehan: **Yes**

**Result: 4-0-0 (Approved)**

**MOTION** to continue this public hearing at the meeting to April 11, 2023 at 7 pm at the Senior Center and Google Meet made by Shannon Greenwell. Seconded by Mary Kate Daly.

Roll Call Vote:

Paul Eysie: Yes

Mary Kate Daly: Yes

Shannon Greenwell: Yes

Michael Sheehan: Yes

**Result: 4-0-0 (Approved)**

**ADJOURNMENT:**

**MOTION** to adjourn the meeting made by Mary Kate Daly. Seconded by Paul Eysie.

Roll Call Vote:

Shannon Greenwell: Yes

Mary Kate Daly: Yes

Paul Eysie: Yes

Michael Sheehan: Yes

**Result: 4-0-0 (Approved)** The meeting was adjourned at 8:34 P.M.

Minutes respectfully submitted by Emily Manning