

ZONING BOARD OF APPEAL

Scott P. Murphy, Chair
Mary Kate Daly
Shannon Greenwell
Al Porro
Michael Sheehan



Zoning Board of Appeal Meeting

Agenda

May 4, 2021 at 7:00 PM

(Meeting Shall Be Recorded)

The meeting will be conducted digitally using GoToMeeting. Direction explaining how to join the meeting can be found immediately below the agenda items.

Public participation can be accessed through the email address: jacollins@norwoodma.gov. Emails can be sent in advance of the meeting and will be read during the agenda item the email sender wishes to discuss.

1. CALL TO ORDER

2. HEARINGS and/or DECISIONS

- a. 7:00 PM Case 21-08 15 Pine Street (Continuance) **Page 2**
- b. 7:00 PM Case 21-03 1369 Boston Providence (Continuance) **Page 12**
- c. 7:15 PM Case 21-08 512 Walpole Street **Page 22**
- d. 7:30 PM Case 21-10 1400 Boston Providence **Page 40**

3. REGULAR BUSINESS

4. UPCOMING HEARINGS and/or DECISIONS

- a. May 18, 2021
 - i. Nothing scheduled
- b. June 1, 2021
 - i. Possibly one case, an addition
- c. June 15, 2021

5. ADJOURNMENT

This listing of items are those reasonably anticipated by the Chairman and may be discussed at the meeting. Not all matters may in fact be brought up and other items not listed may also be brought up for discussion to the extent permitted by law.

Below is information about how to attend the meeting using GoToMeeting:

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/464775693>

You can also dial in using your phone.

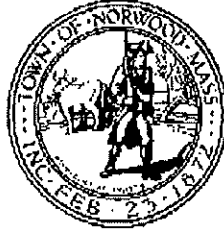
United States: [+1 \(669\) 224-3412](tel:+16692243412)

Access Code: 464-775-693

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/464775693>

Town of Norwood TOWN CLERK & BOARD OF APPEAL
BOARD OF APPEAL APPLICATION



2021 MAR -1 PM 12:22

Date: 2/25/2021

Fee: \$100.00

Name of Applicant: Daniel Golden Phone: 617-827-8572

Mailing Address: 15 Pine St Norwood, MA

Email Address: golden@casneredwards.com

Location of property involved: 15 Pine St Norwood, MA

Current owner of property: Daniel + Kathleen Golden

Zoning district: _____

Inspector of Buildings/Zoning Enforcement Officer – Date permit denied: 2/9/2021

Attention: Please be concise in your request for relief. The lack of specific details may result in your application being deficient.

1. This Application requests a SPECIAL PERMIT under Section 5.4 of the Zoning Bylaw to allow a new 20^{ft} x 20^{ft} addition off the back left of the existing structure. The new structure would be on a new foundation with a poured slab. The addition would consist of a bedroom with a full bath and closet. The current structure is 1350 sq ft and with the new addition of 400 sq ft the total square footage would be 1750 sq. ft.
2. This Application requests a VARIANCE under the General Laws of the Commonwealth of Massachusetts to allow _____

I, Mary Lou Folan, herewith certify
that this notice was filed with the Town
Clerk on 3/1/2021 at 12:22 PM

Signed Mary Lou Folan
Town Clerk

pursuant to Section _____

BOARD OF APPEAL APPLICATION
(Continued)

3. This application requests a Comprehensive Permit Pursuant to Massachusetts General Laws, Chapter 40B, Section 20 through 23 to allow _____

4. This application requests an APPEAL from the action by _____

with respect to _____

In the event of a lengthy application, please attach additional requests to this application.

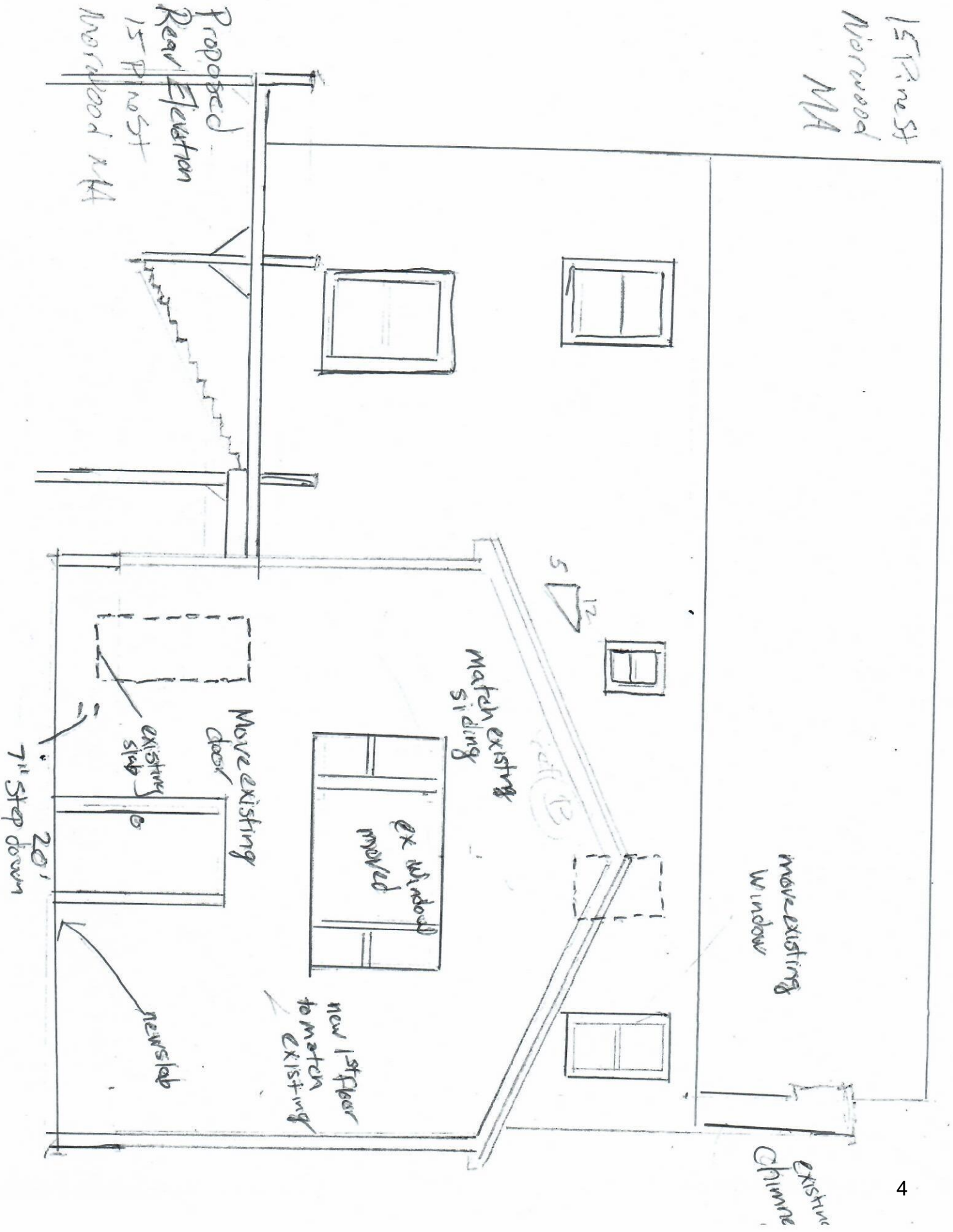

Signature

Owner
Relationship to involved property

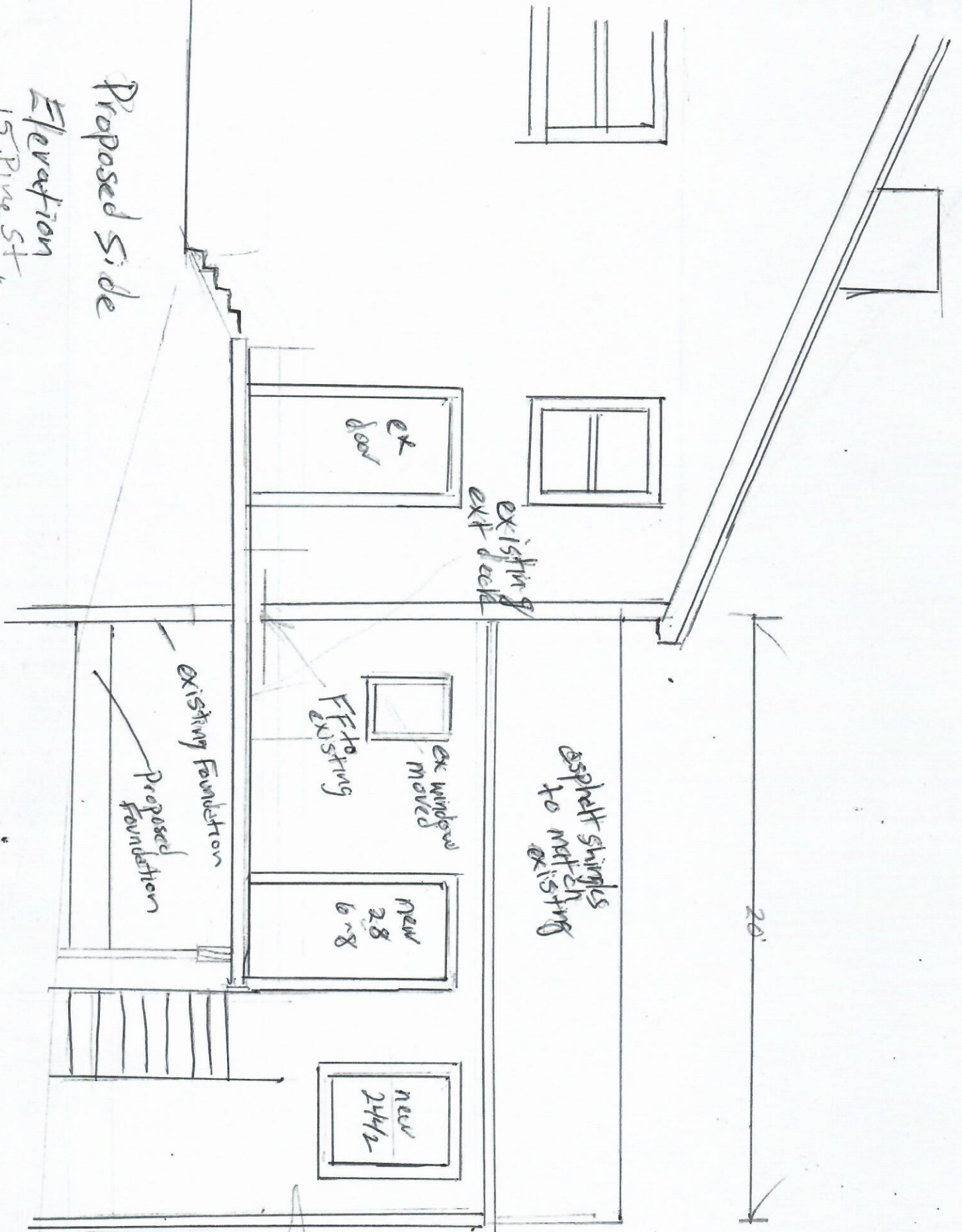
2/25/2021
Date

PLEASE NOTE: THE APPLICANT IS ADVISED THAT WHILE THE BOARD STAFF MAY ASSIST ON PROCEDURAL MATTERS, NO LEGAL OR OTHER ADVICE SHALL BE GIVEN. IT IS THE RESPONSIBILITY OF THE APPLICANT TO DETERMINE CHAPTER AND SECTION NECESSARY FOR THE APPLICATION TO BE ACCURATE. OTHERWISE, THE APPLICANT MUST LOOK TO THEIR OWN ATTORNEYS OR OTHER ADVISORS IN THIS REGARD.

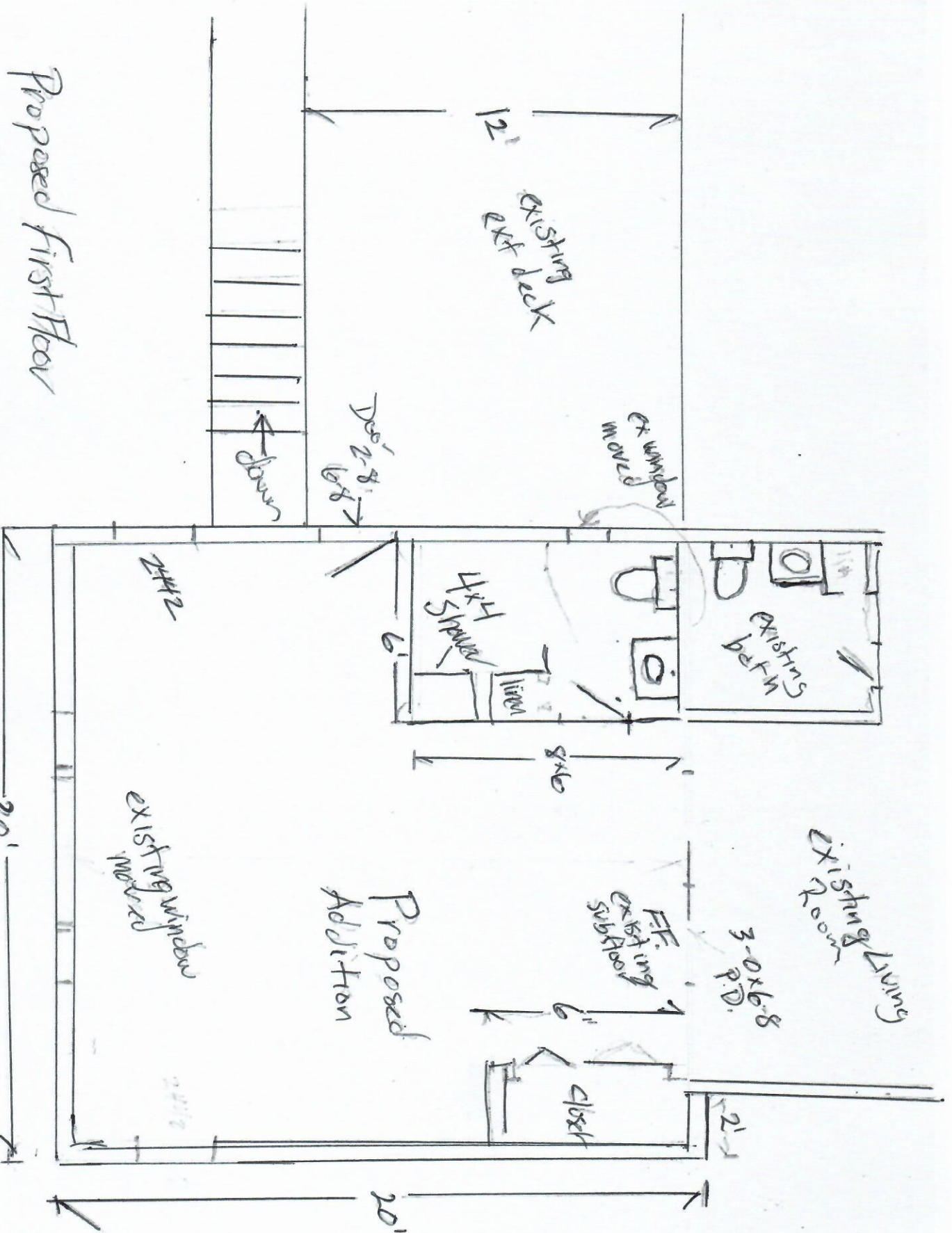
15 Pine St
Norwood
MA



Proposed Side
Elevation
15 Pine St
Norwood



15 Pine St
Norwood MA



FLOOR SPAN TABLES AND MATERIAL WEIGHTS

L/480 Live Load Deflection

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9 1/4"	110	16'-11"	15'-6"	14'-7"	13'-7"	16'-11"	15'-6"	14'-3"	12'-9"
	210	17'-9"	16'-3"	15'-4"	14'-3"	17'-9"	16'-3"	15'-4"	14'-0"
	230	18'-3"	16'-8"	15'-9"	14'-8"	18'-3"	16'-8"	15'-9"	14'-8"
11 1/4"	110	20'-2"	18'-5"	17'-4"	15'-9" ⁽¹⁾	20'-2"	17'-8"	16'-1" ⁽¹⁾	14'-4" ⁽¹⁾
	210	21'-1"	19'-3"	18'-2"	16'-11"	21'-1"	19'-3"	17'-8"	15'-9" ⁽¹⁾
	230	21'-8"	19'-10"	18'-8"	17'-5"	21'-8"	19'-10"	18'-7"	16'-7" ⁽¹⁾
	360	22'-11"	20'-11"	19'-8"	18'-4"	22'-11"	20'-11"	19'-8"	17'-10" ⁽¹⁾
14"	560	26'-1"	23'-8"	22'-4"	20'-9"	26'-1"	23'-8"	22'-4"	20'-9" ⁽¹⁾
	110	22'-10"	20'-11"	19'-2"	17'-2" ⁽¹⁾	22'-2"	19'-2"	17'-6" ⁽¹⁾	15'-0" ⁽¹⁾
	210	23'-11"	21'-10"	20'-8"	18'-10" ⁽¹⁾	23'-11"	21'-1"	19'-2" ⁽¹⁾	16'-7" ⁽¹⁾
	230	24'-8"	22'-6"	21'-2"	19'-9" ⁽¹⁾	24'-8"	22'-2"	20'-3" ⁽¹⁾	17'-6" ⁽¹⁾
	360	26'-0"	23'-8"	22'-4"	20'-9" ⁽¹⁾	26'-0"	23'-8"	22'-4" ⁽¹⁾	17'-10" ⁽¹⁾
16"	560	29'-6"	26'-10"	25'-4"	23'-6"	29'-6"	26'-10"	25'-4" ⁽¹⁾	20'-11" ⁽¹⁾
	210	26'-6"	24'-3"	22'-6" ⁽¹⁾	19'-11" ⁽¹⁾	26'-0"	22'-6" ⁽¹⁾	20'-7" ⁽¹⁾	16'-7" ⁽¹⁾
	230	27'-3"	24'-10"	23'-6"	21'-1" ⁽¹⁾	27'-3"	23'-9"	21'-8" ⁽¹⁾	17'-6" ⁽¹⁾
	360	28'-9"	26'-3"	24'-8" ⁽¹⁾	21'-5" ⁽¹⁾	28'-9"	26'-3" ⁽¹⁾	22'-4" ⁽¹⁾	17'-10" ⁽¹⁾
	560	32'-8"	29'-8"	28'-0"	25'-2" ⁽¹⁾	32'-8"	28'-8"	26'-3" ⁽¹⁾	20'-11" ⁽¹⁾

L/360 Live Load Deflection (Minimum Criteria per Code)

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9 1/4"	110	18'-3"	17'-2"	15'-8"	14'-0"	18'-1"	15'-8"	14'-3"	12'-9"
	210	19'-8"	18'-0"	17'-0"	15'-4"	19'-8"	17'-2"	15'-8"	14'-0"
	230	20'-3"	18'-6"	17'-5"	16'-2"	20'-3"	18'-1"	16'-6"	14'-9"
11 1/4"	110	22'-3"	19'-4"	17'-8"	15'-9" ⁽¹⁾	20'-5"	17'-8"	16'-1" ⁽¹⁾	14'-4" ⁽¹⁾
	210	23'-4"	21'-2"	19'-4"	17'-3" ⁽¹⁾	22'-4"	19'-4"	17'-8"	15'-9" ⁽¹⁾
	230	24'-0"	21'-11"	20'-5"	18'-3"	23'-7"	20'-5"	18'-7"	16'-7" ⁽¹⁾
	360	25'-4"	23'-2"	21'-10"	20'-4" ⁽¹⁾	25'-4"	23'-2"	21'-10" ⁽¹⁾	17'-10" ⁽¹⁾
14"	560	28'-10"	26'-3"	24'-9"	23'-0"	28'-10"	26'-3"	24'-9"	20'-11" ⁽¹⁾
	110	24'-4"	21'-0"	19'-2"	17'-2" ⁽¹⁾	22'-2"	19'-2"	17'-6" ⁽¹⁾	15'-0" ⁽¹⁾
	210	26'-6"	23'-1"	21'-1"	18'-10" ⁽¹⁾	24'-4"	21'-1"	19'-2" ⁽¹⁾	16'-7" ⁽¹⁾
	230	27'-3"	24'-4"	22'-2"	19'-10" ⁽¹⁾	25'-8"	22'-2"	20'-3" ⁽¹⁾	17'-6" ⁽¹⁾
	360	28'-9"	26'-3"	24'-9" ⁽¹⁾	21'-5" ⁽¹⁾	28'-9"	26'-3" ⁽¹⁾	22'-4" ⁽¹⁾	17'-10" ⁽¹⁾
16"	560	32'-8"	29'-9"	28'-0"	25'-2" ⁽¹⁾	32'-8"	29'-9"	26'-3" ⁽¹⁾	20'-11" ⁽¹⁾
	210	28'-6"	24'-8"	22'-6" ⁽¹⁾	19'-11" ⁽¹⁾	26'-0"	22'-6" ⁽¹⁾	20'-7" ⁽¹⁾	16'-7" ⁽¹⁾
	230	30'-1"	26'-0"	23'-9"	21'-1" ⁽¹⁾	27'-5"	23'-9"	21'-8" ⁽¹⁾	17'-6" ⁽¹⁾
	360	31'-10"	29'-0"	26'-10" ⁽¹⁾	21'-5" ⁽¹⁾	31'-10"	28'-10" ⁽¹⁾	22'-4" ⁽¹⁾	17'-10" ⁽¹⁾
	560	36'-1"	32'-11"	31'-0" ⁽¹⁾	25'-2" ⁽¹⁾	36'-1"	31'-6" ⁽¹⁾	26'-3" ⁽¹⁾	20'-11" ⁽¹⁾

(1) Web stiffeners are required at intermediate supports of continuous-span joists when the intermediate bearing length is less than 5 1/4" and the span on either side of the intermediate bearing is greater than the following spans:

TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
110	Not Req.	Not Req.	Not Req.	15'-4"	Not Req.	Not Req.	16'-0"	12'-9"
210			21'-4"	17'-0"			17'-9"	14'-2"
230			Not Req.	19'-2"			19'-11"	15'-11"
360			24'-5"	19'-6"			24'-5"	16'-3"
560			29'-10"	23'-10"			24'-10"	19'-10"

* Long-term deflection under dead load, which includes the effect of creep, has not been considered. **Bold italic spans** reflect initial dead load deflection exceeding 0.33".

How to Use These Tables

1. Determine the appropriate live load deflection criteria.
2. Identify the live and dead load condition.
3. Select on-center spacing.
4. Scan down the column until you meet or exceed the span of your application.
5. Select TJI® joist and depth.

Live load deflection is not the only factor that affects how a floor will perform. To more accurately predict floor performance, use our TI-Pro™ Ratings.

Material Weights

(Include TJI® weights in dead load calculations— see Design Properties table on page 3 for joist weights)

Floor Panels

Southern Pine

1/2" plywood	1.7 psf
5/8" plywood	2.0 psf
3/4" plywood	2.5 psf
1 1/8" plywood	3.8 psf
1/2" OSB	1.8 psf
5/8" OSB	2.2 psf
3/4" OSB	2.7 psf
1 1/8" OSB	3.1 psf
1 1/4" OSB	4.1 psf

Based on: Southern pine — 40 pcf for plywood, 44 pcf for OSB

Roofing

Asphalt shingles	2.5 psf
Wood shingles	2.0 psf
Clay tile	9.0 to 14.0 psf
Slate (3/4" thick)	15.0 psf
Roll or Batt Insulation (1" thick):	
Rock wool	0.2 psf
Glass wool	0.1 psf

Floor Finishes

Hardwood (nominal 1")	4.0 psf
Sheet vinyl	0.5 psf
Carpet and pad	1.0 psf
3/4" ceramic or quarry tile	10.0 psf
Concrete:	
Regular (1")	12.0 psf
Lightweight (1")	8.0 to 10.0 psf
Gypsum concrete (5/8")	6.5 psf

Ceilings

Acoustical fiber tile	1.0 psf
1/2" gypsum board	2.2 psf
5/8" gypsum board	2.8 psf
Plaster (1" thick)	8.0 psf

General Notes

- Tables are based on:
 - Uniform loads.
 - More restrictive of simple or continuous span.
 - Clear distance between supports
 - Minimum bearing length of 1 1/4" end (no web stiffeners) and 3 1/2" intermediate.
- Assumed composite action with a single layer of 24" on-center span-rated, glue-nailed floor panels for deflection only. Spans shall be reduced 6" when floor panels are nailed only.
- Spans generated from Weyerhaeuser software may exceed the spans shown in these tables because software reflects actual design conditions.
- For multi-family applications and other loading conditions not shown, refer to Weyerhaeuser software or to the load table on page 5.

Zimbra**jacollins@norwoodma.gov**

From : Golden, Daniel P. <golden@casneredwards.com>

Sat, Apr 17, 2021 04:17 PM

Subject : <No Subject>**To :** Joe A Collins <jacollins@norwoodma.gov>

Hi Joe,

In regards to the public hearing scheduled for Case 21-08 on Tuesday, April 20, 2021, I am respectfully requesting an extension to Tuesday, May 4, 2021. I hereby agree to waive any time limits or hearing as required by statute or regulation on this application.

Thanks,

Dan Golden

This communication is intended only for the use of the individual or entity named as the addressee. It may contain information which is privileged and/or confidential under applicable law. If you are not the intended recipient or such recipient's employee or agent, you are hereby notified that any dissemination, copy or disclosure of this communication is strictly prohibited. If you have received this communication in error, please immediately notify the sender by electronic mail or call 617-426-5900. Thank you for your cooperation.

TOWN OF NORWOOD

BOARD OF APPEAL

AFFIDAVIT

for Publication and Sign

With respect to the hearing on my petition before the Board of Appeal, outlined in the attached notice form, I Daniel Golden of Norwood, MA

A. Caused to be published in the Norwood Record on April 1st
(Name of Newspaper) (date)
and April 8th a notice in the attached form, and that attached
(date)
hereto are copies of the newspaper containing such notice.

B. Caused to be posted a notice of the hearing upon the property in question,
sized and located so as to be legible from the street.



Daniel Golden
(Name)

15 Pine Street, Norwood, MA
(Address) 02062

Signed under the pains and penalties of perjury this 25th day of March, 2021.

Serving the Public Since 1922

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Custom Stone Engraving

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943 Washington Street, Norwood

Legal Notice

TOWN OF NORWOOD
ZONING BOARD OF APPEAL
PUBLIC HEARING NOTICE

Notice is hereby given that the Board of Appeal of the Town of Norwood will hold a **PUBLIC HEARING on April 20, 2021 at 7:00 PM** on the request of **Daniel Golden. (Case #21-08)** with respect to property located on **15 Pine St., in the Single Family 2 (S-2) Zoning District**. This meeting will be conducted digitally using GoToMeeting. Participation may be accessed through a computer, tablet or smartphone. <http://www.norwoodma.gov/>, via the GoToMeeting link <https://global.gotomeeting.com/join/464775693> or by contacting the Zoning Board of Appeal via email at zoningboard@norwoodma.gov.

This Application requests a Special Permit under the General Laws of the Commonwealth of Massachusetts to allow:

1) To allow construction of a 20' X 20' addition at the left rear of the existing house. The addition would be used for a new bedroom and bathroom. The existing house is 1,350 SF, with the proposed addition the house would be 1,750 SF. The subject property is preexisting nonconforming due to lot area not meeting the current land area requirements for the S-2 Zoning District.

The applicant seeks a Special Permit in accordance with section 5.4 of the Zoning Bylaw.

Plans are on file with this application in the office of the Zoning Board of Appeal and may be requested by emailing zoningboard@norwoodma.gov or by calling 781-762-1240 Monday – Friday, 8:00 am – 4:00 pm.

BOARD OF APPEAL

Thomas Brady, Chairman
Philip W. Riley
Scott Murphy

Norwood Record: 04/01/21, 04/08/21

ConCom continued from page 1

which have been predominantly managed by hand-pulling, is going to continue. We’ve been managing invasive variable-leaf water milfoil, which has been treated with aquatic herbicides in the past. And then finally bushy pond weed, which is native but tends to take over the shallow cove areas of Willett Pond, and that’s also been managed through the use of aquatic herbicide.”

Onorato said they would continue to update the ConCom on the WPCP’s activities on an annual basis. According to the Massachusetts Department of Conservation and Recreation (DCR), the water chestnut is an annual rooted and floating plant that creates dense and impenetrable mats on the water’s surface. They are “highly competitive” plants capable of rapid growth and spread. The species displaces native plants, reduces biodiversity, hampers recreational uses, reduces real estate value and diminishes aesthetic values.

DCR states variable milfoil is an invasive plant that resembles a Christmas tree branch and roots in the ground and grows up to just under the water’s surface in the photic zone – up to about 10 feet of water. The plants extend out to the surface in the late summer months about four to six inches and grow small bright green leaves. DCR states that once they are established, they can out-compete local vegetation, intercept sunlight to the exclusion of other plants, increase sediment levels, impede water-born recreation, deplete oxygen levels to the point of killing fish, decrease water quality, diminish aesthetic values and reduce real estate values.

Bushy pondweed is that spindly thatch-like plant that also forms mats across the surface of a pond. Though native, they can out-compete other native plants and reduce biodiversity.

Commission Member Peter Bamber pointed out the health of the Willett has lasting impacts on everything downstream, which, he said, is most of the waterways in Norwood.

“Anything they do on Willett Pond benefits us because it flows into the Guile Pond, which flows into Ellis Pond, which flows into Hawes Brook which then flows into two ponds down in South Norwood and then flows on into the Neponset,” he said. “So any activities of this nature are a benefit to us. I am totally in favor of this.”

In other news, Jones announced that the Town has released a social media policy, and that as soon as the members sign it they can be added as administrators and start posting on the ConCom’s Facebook account. Jones and member Kristin Capizio agreed that the Facebook account should be used to promote the Conservation Commission and not be used as a way to inform the public of agendas, minutes and things like that.


“I certainly wouldn’t share the details of our agenda or post our agenda – I know the School Committee posts their agendas and I think other groups do so as well – but I think if we do a site visit, or are participating in some activity that has already been presented, as just a followup or we’re going to gain the benefit of coming to view it personally, in those conditions I think it’s okay to share our work,” she said. “I think Holly has done wonderfully so far and I think we can rely on her judgment and discretion and if she feels something is too sensitive or we maybe need to wait a little bit before sharing, I’m very comfortable with her providing feedback and judgment on that.”

BEN MOSER

for School Committee

Ben Moser is invested in the success of Norwood’s students.

Ben and his wife, Andrea, are proud Norwood Public Schools parents to Simon, a first grader at the Callahan. Ben is involved in the community as a Town Meeting member, a Sunday school teacher, and a volunteer for the One Norwood override campaign. As a professional instructional technologist, he has extensive experience supporting teachers and students with classroom technology.



Vote Ben Moser for School Committee on Monday, April 5

PAID FOR BY THE COMMITTEE TO ELECT BEN MOSER

10

MAINTENANCE POSITION
NORWOOD

Seeking a full-time, experienced housing maintenance employee for a 200 plus unit private housing complex.

Successful candidate must have experience in a variety of trade skills to include: carpentry, appliance repair and installation, flooring, snow removal, plumbing, tile repair and minor electrical, etc. Must be a team player who is dependable with strong people skills. Salary commensurate with background and experience. Full benefit package.

Submit resume via e-mail to
maintenance123@norwoodlight.com

Legal Notice

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ZONING BOARD OF APPEAL
PUBLIC HEARING NOTICE

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BOARD OF APPEAL
Thomas Brady, Chairman
Philip W. Riley
Scott Murphy

Norwood Record: 04/01/21, 04/08/21

ZBA continued from page 3

priate and I think we all recognize that.”

Brady said he understood and complimented DeLuca on his counsel.

“Your advice is always sound, professional and most of all, appreciated,” he said. “I don’t have any intention of identifying anybody.”

However, Brady made it known that not every official was complying with silence on the matter. Brady said he was recently having a sit-down dinner with his wife and children when a member of the Board of Selectmen came up to him to discuss this matter.

“Without naming names – he did but I won’t – he told me who the victims were, and that’s victims ‘plural’, one of them hasn’t been identified publicly yet. He knew who the perpetrator was, he told me what the perpetrator did, and he proceeded to tell me his opinion of the perpetrator including what he thinks should have happened to the perpetrator. So I inquired as to how he knew so much about this,” he said. “He said he was told by a current Board of Selectmen member, who I would assume is also under the confidentiality of the Town.”

Brady went on and continued to read from his statement after the DeLuca warning, and said Morgan and another individual, who will so far remain anonymous, were both subjected to the harassment and disparagement from the same individual. Brady said he could not continue to be a part of a government that did this to his friend Morgan.

“I’m disgusted with the entire incident involving our former administrator Ramanda Morgan,” he said. “The course of action taken by the powers that be was, in my opinion, so weak I will not be complicit in the conspiracy that practically condones this type of behavior. I will be retiring from the Board at the end of this meeting tonight. And I’ll tell you right now, every African American who lives and works in this Town should be pounding on the doors of Town Hall and asking what happened here. Every female who lives and works –”

This time, Brady was muted electronically by a technician through the advice of DeLuca.

“Are you serious right now David?” Mulvehill exclaimed, who happened to be on the zoom conference..

“I’ll do the talking here,” Brady said. “So I don’t have the authority to exercise my First Amendment rights?”

DeLuca said he would again want to caution the Board and Brady that his comments have “crossed the line.”

“I have advised Mr. Joe Collins that if that’s the case we need to mute those comments,” he said. “I’m certainly happy to have you proceed, but I have to once again caution you that it’s not appropriate to be talking about individuals making allegations relative to personnel matters.”

Brady pointed out to DeLuca he named no names and that the personnel matter itself has been resolved using the Town’s internal processes.

“It has been adjudicated, as you’re well aware of,” he said. “And I do have a First Amendment right here that supersedes any confidentiality made in an Executive Session that I wasn’t part of.”

Brady continued his statement.

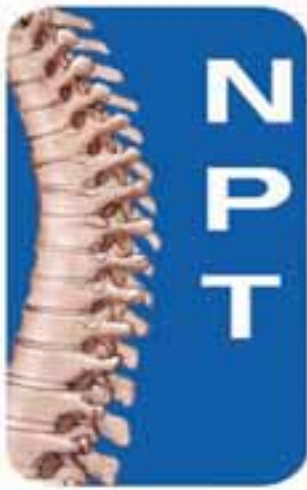
“Any woman who has a shred of self respect should be knocking on the door to Town Hall asking why some individuals should be home knitting instead of making valid comments on subjects they’re more than qualified to comment on,” he said.

St. Jude’s Novena

May the Sacred Heart of Jesus be adored, glorified, loved and preserved throughout the world, now and forever. Sacred Heart of Jesus pray for us. St. Jude, worker of miracles, pray for us. St. Jude, helper of the hopeless, pray for us. Say this prayer 9 times a day. By the 9th day your prayer will be answered. It has never been known to fail. Publication must be promised. Thank you St. Jude. My Prayers were answered.

In gratitude for helping me.

—A.M.M.



Norwood
Physical
Therapy

Taking
All Covid
Precautions

Accepting New Patients

Specializing in Orthopedic, Spine, and Sports Injuries

Common Conditions Include:

- Extremity/spinal sprains & strains
- Back & neck pain
- Sacroiliac and disc dysfunction
- Orthopedic and Sports Injuries
- Muscle/ligament injuries
- Pre & post-surgical rehabilitation
- Balance/gait disorders

We have
the most
experienced
Physical
Therapists
in the area!

Our Services Include:

- Blood Flow Restriction Training
- Dry Needling
- Graston Technique
- Cupping
- HyperVolt
- ACL Injury Prevention
- Laser Therapy

Michael Kane MSPT, Owner | Norwood Physical Therapy LLC

49 Walpole Street, Ste 2, Norwood, MA 02062 | 781-762-0050

11

Town of Norwood
BOARD OF APPEAL APPLICATION

TOWN CLERK & ACCOUNTANT

TOWN OF NORWOOD
RECEIVED



2021 FEB -8 P 4:02

Date: 1/28/2021

Fee: \$500

Name of Applicant: 1369 Providence Highway Realty Trust Phone: 508-668-4774

Mailing Address: 1350 Main Street Walpole, MA 02081

Email Address: briana@connhill.com

Location of property involved: 1369 Providence Highway, Norwood, MA

Current owner of property: 1369 Providence Highway Realty Trust

Zoning district: Highway Business District

Inspector of Buildings/Zoning Enforcement Officer – Date permit denied: N/A

Attention: Please be concise in your request for relief. The lack of specific details may result in your application being deficient.

1. This Application requests a SPECIAL PERMIT under Section 3.0 D(1); H(2) of the Zoning Bylaw to allow for the establishment of a used car facility that will sell pre-owned vehicles, as well as auto repair and service, with the special permit required for open lot storage of the used vehicles, with vehicle repair to be performed indoors.

2. This Application requests a VARIANCE under the General Laws of the Commonwealth of Massachusetts to allow _____

I, Mary Lou Folan, herewith certify
that this notice was filed with the Town
Clerk on Feb 8 2021 at 4:02 pm
date time

pursuant to Section _____

igned Mary Lou Folan
Town Clerk

BOARD OF APPEAL APPLICATION
(Continued)

3. This application requests a Comprehensive Permit Pursuant to Massachusetts General Laws, Chapter 40B, Section 20 through 23 to allow _____

4. This application requests an APPEAL from the action by _____

with respect to _____

In the event of a lengthy application, please attach additional requests to this application.

/s/ Brian C. Almeida, Esq.

Signature

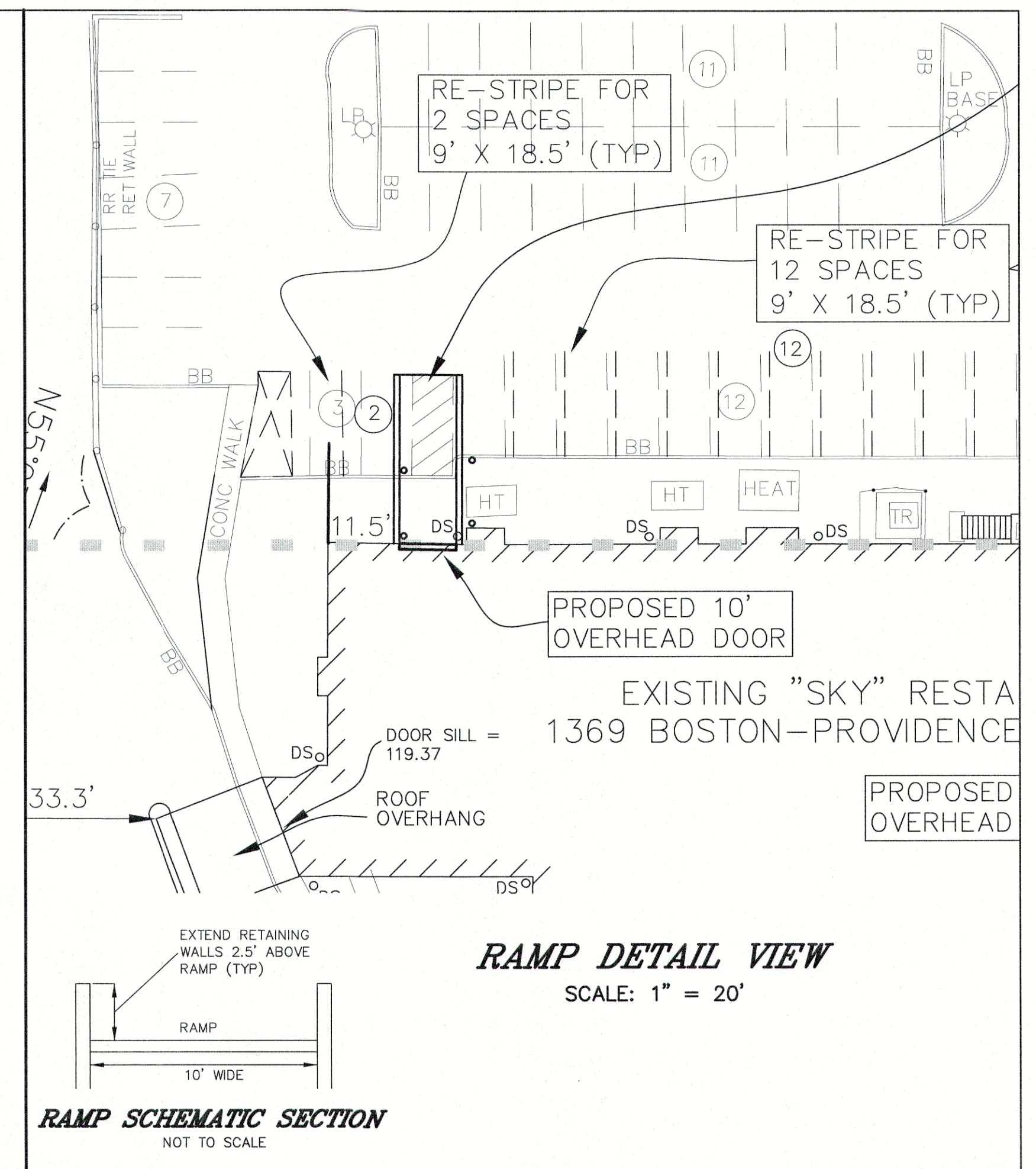
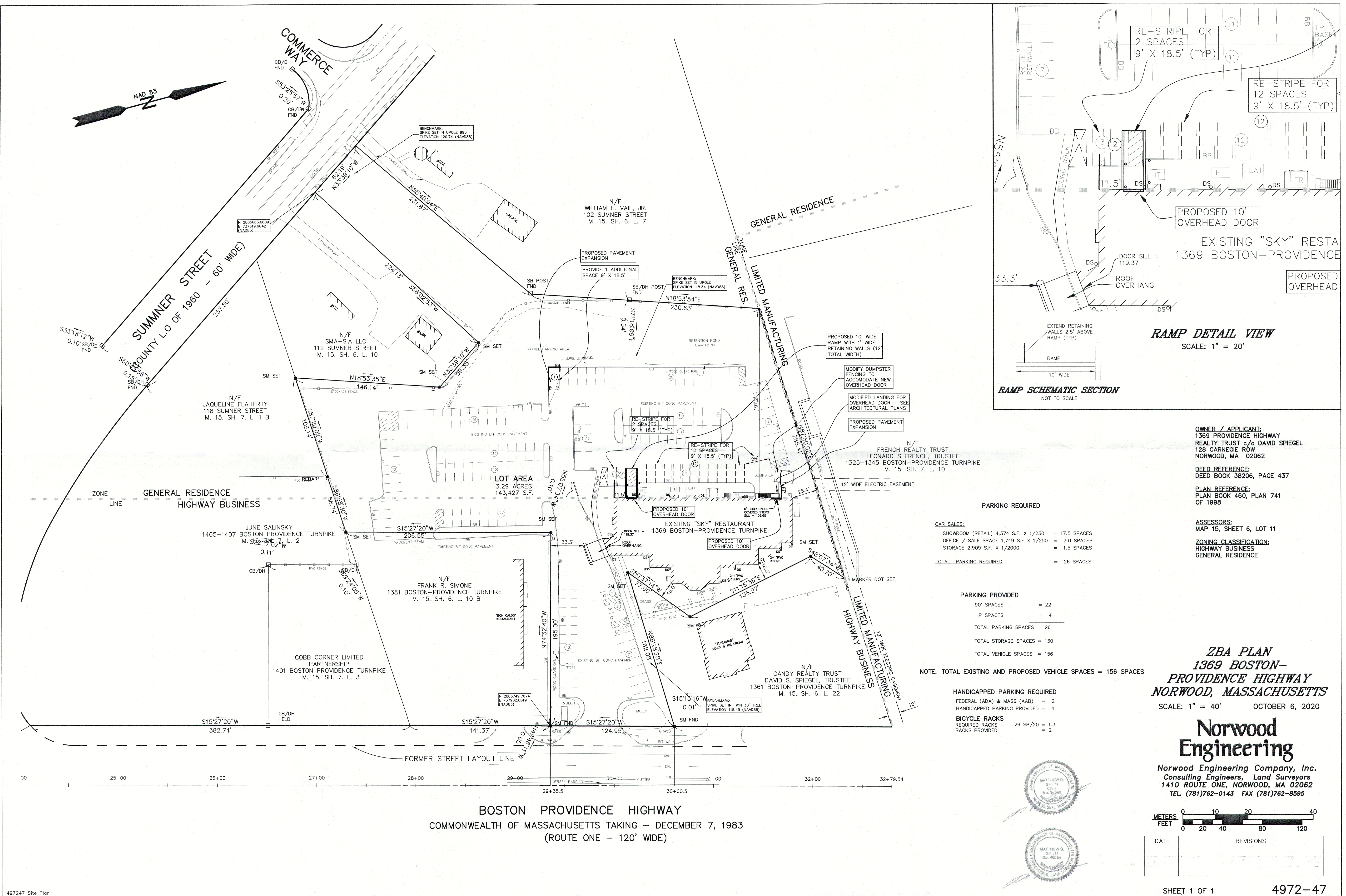
Counsel for 1369 Providence Highway Realty Trust

Relationship to involved property

January 28, 2021

Date

PLEASE NOTE: THE APPLICANT IS ADVISED THAT WHILE THE BOARD STAFF MAY ASSIST ON PROCEDURAL MATTERS, NO LEGAL OR OTHER ADVICE SHALL BE GIVEN. IT IS THE RESPONSIBILITY OF THE APPLICANT TO DETERMINE CHAPTER AND SECTION NECESSARY FOR THE APPLICATION TO BE ACCURATE. OTHERWISE, THE APPLICANT MUST LOOK TO THEIR OWN ATTORNEYS OR OTHER ADVISORS IN THIS REGARD.



OWNER / APPLICANT:
1369 PROVIDENCE HIGHWAY
REALTY TRUST c/o DAVID SPIEGEL
128 CARNEGIE ROW
NORWOOD, MA 02062

DEED REFERENCE:
DEED BOOK 38206, PAGE 437

PLAN REFERENCE:
PLAN BOOK 460, PLAN 741
OF 1998

ASSESSORS:
MAP 15, SHEET 6, LOT 11

ZONING CLASSIFICATION:
HIGHWAY BUSINESS
GENERAL RESIDENCE

PARKING REQUIRED

CAR SALES:
SHOWROOM (RETAIL) 4,374 S.F. X 1/250 = 17.5 SPACES
OFFICE / SALE SPACE 1,749 S.F. X 1/250 = 7.0 SPACES
STORAGE 2,909 S.F. X 1/2000 = 1.5 SPACES
TOTAL PARKING REQUIRED = 26 SPACES

PARKING PROVIDED

90' SPACES = 22
HP SPACES = 4
TOTAL PARKING SPACES = 26
TOTAL STORAGE SPACES = 130
TOTAL VEHICLE SPACES = 156

NOTE: TOTAL EXISTING AND PROPOSED VEHICLE SPACES = 156 SPACES

HANDICAPPED PARKING REQUIRED
FEDERAL (ADA) & MASS (AAB) = 2
HANDICAPPED PARKING PROVIDED = 4

BICYCLE RACKS
REQUIRED RACKS 26 SP/20 = 1.3
RACKS PROVIDED = 2

ZBA PLAN
1369 BOSTON-PROVIDENCE HIGHWAY
NORWOOD, MASSACHUSETTS

SCALE: 1" = 40' OCTOBER 6, 2020

Norwood Engineering
Norwood Engineering Company, Inc.
Consulting Engineers, Land Surveyors
1410 ROUTE ONE, NORWOOD, MA 02062
TEL (781)762-0143 FAX (781)762-8595

	0	10	20	40	
METERS					
FEET	0	20	40	80	120
DATE	REVISIONS				

CONNOR & HILLIARD, P. C. (EST. 1978)

ATTORNEYS AT LAW

1350 MAIN STREET

WALPOLE, MASSACHUSETTS 02081-1731

JAMES T. HILLIARD

ALAN B. ALMEIDA

MICHAEL T. PORTER

MICHAEL C. BOYNE

JESSICA L. DERATZIAN

BRIAN C. ALMEIDA

TELEPHONE

(508) 668-4774

(617) 361-8229

FAX (508) 660-2458

March 22, 2021

VIA U.S. MAIL, FIRST-CLASS, POSTAGE PREPAID

Joseph A. Collins

Norwood Zoning Board of Appeals

566 Washington Street

Norwood MA 02062

In Re: Case #21-03; 1369 Boston Providence Highway

Dear Mr. Collins,

In regards to the Public Hearing scheduled for Case #21-03 on Tuesday, April 6, 2021, the Applicant respectfully requests an extension of one month to Tuesday, May 4, 2021. The Applicant hereby agrees to waive any time limits for filing or hearing as required by statute or regulation on this application.

Please feel free to contact me with any questions or concerns at 774-266-3948.

Very Truly Yours,



Brian C. Almeida, Esq.

Counsel for 1369 Providence Highway Realty Trust

BCA

CONNOR & HILLIARD, P. C. (EST. 1978)

ATTORNEYS AT LAW

1350 MAIN STREET

WALPOLE, MASSACHUSETTS 02081-1731

JAMES T. HILLIARD

ALAN B. ALMEIDA

MICHAEL T. PORTER

MICHAEL C. BOYNE

JESSICA L. DERATZIAN

BRIAN C. ALMEIDA

TELEPHONE

(508) 668-4774

(617) 361-8229

FAX (508) 660-2458

April 1, 2021

VIA U.S. MAIL, FIRST-CLASS, POSTAGE PREPAID

Joseph A. Collins

Norwood Zoning Board of Appeals

566 Washington Street

Norwood MA 02062

In Re: Case #21-03; 1369 Boston Providence Highway

Dear Mr. Collins,

In regards to the Public Hearing scheduled for Case #21-03 on Tuesday, April 6, 2021, enclosed herewith please find the tear sheets from the Norwood Record, the required Affidavit, and the Special Permit factors.

Please feel free to contact me with any questions or concerns at 774-266-3948.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Brian C. Almeida', with a long horizontal stroke extending to the right.

Brian C. Almeida, Esq.

Counsel for 1369 Providence Highway Realty Trust

BCA

**SPECIAL PERMIT DECISION CRITERIA FOR 1369 BOSTON-PROVIDENCE HIGHWAY- 1369
PROVIDENCE HIGHWAY REALTY TRUST, OWNER. ZBA CASE NO: 21-03**

1. ***SOCIAL, ECONOMIC AND COMMUNITY NEEDS.*** The establishment of a used-car facility selling pre-owned vehicles and conducting auto repair and service will provide economic opportunity to Norwood residents both in the form of direct job creation and a reduction in the price of used automobiles based upon increased competition for the providing of said services.
2. ***CIRCULATION.*** *Traffic will exit and enter Route One via the existing curb cut being currently used for Sky Restaurant. No other driveways are proposed for the site. On site circulation will be via aisles and parking spaces which will have dimensions in accordance with Norwood Zoning regulations.*
3. ***UTILITIES AND OTHER PUBLIC SERVICES.*** The new project will use existing underground utilities. The utilities that currently provide service to the existing building continue to do so. There will be no new utility connection off the property. Water will be provided to the project via an existing 6" water line from Route 1. Sewer service will be provided via a 6" PVC sewer from Route 1. Gas service will be provided to the project via an existing gas service from Route 1. Storm water management will be provided via an existing 12" drain line that currently connects to the Sumner Street drainage system by two existing infiltration units. All utilities will be reviewed and approved by the Town of Norwood Engineering Department.
4. ***ENVIRONMENTAL IMPACT.*** The project will be a renovation of an existing development. The project will be reviewed by the Town Engineering Department as well as other town departments and any necessary upgrades to the stormwater management system will be made.
5. ***LAND USE COMPATIBILITY.*** The lot in question is split into two zoning districts, HB and GR. The proposed use in a HB district is allowable as a matter of right, with the use of open lot storage of used vehicles allowed by Special Permit.
6. ***VISUAL COMPATIBILITY.*** The applicant proposes to renovate the existing sky restaurant building and use the existing Route One curb cut, driveway. The applicant proposes to use the existing parking lot with minor modifications. The visual impact of the project will be very similar to current conditions and will not be more detrimental with respect to the overall visual characteristics of the district at large.
7. ***FISCAL IMPACTS.*** The project will provide employment for people in the area and provide tax revenue for the town for a site where the current business has been closed.
8. ***PROCESS.***

TOWN OF NORWOOD

BOARD OF APPEAL


AFFIDAVIT
for Publication and Sign

With respect to the hearing on my petition before the Board of Appeal, outlined in

the attached notice form, I Brian C. Almeida of Walpole

- A. Caused to be published in the Norwood Record on March 18, 2021
(Name of Newspaper) (date)
and March 25, 2021 a notice in the attached form, and that attached
(date)
hereto are copies of the newspaper containing such notice.

- B. Caused to be posted a notice of the hearing upon the property in question,
sized and located so as to be legible from the street.


(Name)
Brian C. Almeida
1350 Mara Street
(Address)

Signed under the pains and penalties of perjury this 1st day of April, 2021.

TOWN OF NORWOOD

ZONING BOARD OF APPEAL

PUBLIC HEARING NOTICE

Notice is hereby given that the Board of Appeal of the Town of Norwood will hold a **PUBLIC HEARING on April 6, 2021 at 8:00 PM** on the request of **1369 Providence Highway Realty Trust. (Case #21-03)** with respect to property located on **1369 Providence Highway, in a Highway Business (HB) Zoning District.**This meeting will be conducted digitally using ZOOM. Participation may be accessed through a computer, tablet or smartphone. **http://www.norwoodma.gov/**, via the ZOOM link **https://zoom.us/j/5837520127?pwd=UVg3d1lGNlQwZ1hoSzQwdHJjbHwdz09or** by contacting the Zoning Board of Appeal via email at **zoningboard@norwoodma.gov**.

This Application requests a Special Permit under the General Laws of the Commonwealth of Massachusetts to allow:

1) For the establishment of a used car facility that will sell preowned vehicles, repair and service vehicles.

2) Open lot storage of used vehicles with vehicle repair to be performed indoors.

The applicant seeks a Special Permit in accordance with section 3.0 D (1); H (2) of the Zoning Bylaw.

Plans are on file with this application in the office of the Zoning Board of Appeal and may be requested by emailing **zoningboard@norwoodma.gov** or by calling 781-762-1240 ext. 6064 Monday – Thursday, 8:00 am – 4:00 pm.

BOARD OF APPEAL

Thomas Brady, Chairman

Philip W. Riley

Scott Murphy

Norwood Record: 03/18/2021, 03/25/2021

TOWN OF NORWOOD

ZONING BOARD OF APPEAL

PUBLIC HEARING NOTICE

Notice is hereby given that the Board of Appeal of the Town of Norwood will hold a **PUBLIC HEARING on April 6, 2021 at 7:40 PM** on the request of **Alan & Erin Kennedy. (Case #21-06)** with respect to property located on **595 Neponset St., in a Single Residence (S) Zoning District.** This meeting will be conducted digitally using ZOOM. Participation may be accessed through a computer, tablet or smartphone. **http://www.norwoodma.gov/**, via the ZOOM link **https://zoom.us/j/5837520127?pwd=UVg3d1lGNlQwZ1hoSzQwdHJjbHwdz09or** by contacting the Zoning Board of Appeal via email at **zoningboard@norwoodma.gov**.

This Application requests a Special Permit under the General Laws of the Commonwealth of Massachusetts to allow:

1) To construct a 2 story addition that will increase the building area by 1,513 square feet which is greater than 25% of the building area.

The applicant seeks a Special Permit in accordance with section 5.4.4 of the Zoning Bylaw.

Plans are on file with this application in the office of the Zoning Board of Appeal and may be requested by emailing **zoningboard@norwoodma.gov** or by calling 781-762-1240 ext. 6064 Monday – Thursday, 8:00 am – 4:00 pm.

BOARD OF APPEAL

Thomas Brady, Chairman

Philip W. Riley

Scott Murphy

Norwood Record: 03/18/2021, 03/25/2021

Agent and Environmental Planner) Holly Jones found an aerial photograph from 2004 and that photograph shows vegetation in this area, but no mature vegetation,” he said. “Now there’s mature trees that grew through this parking lot. So we talked to (Norwood Department of Public Works [DPW] Director) Mark Ryan and it was decided we really need to pull that out of there. We asked DPW if they could do that work and they said it’s a big job, there are mature trees that have to come out, the asphalt has to be scraped up and disposed of responsibly, and with the park design and construction we’re going to have to replace native plantings in that area.”

Halkiotis said after thinking it over and discussing it with other officials, the park would go ahead with construction but add the asphalt removal to the CPC project instead of putting it in the DPW budget.

“It’s going to add some money to the project, but in a way it kind of creates a blank slate for a chunk of this property,” he said. “I had known that there was parking there a long time ago associated with the Burke Shingle Factory. Ernie Paciorkowski told us a story that back in 1954, when one of the big hurricanes came through – Hurricane Carol maybe, that the family car was flooded and totaled on that parking lot. I didn’t know if it was a crushed stone parking lot or whatever, but when Joe Greeley was walking the site, they had discovered some asphalt there.”

Halkiotis said public meetings will be coming up and those interested should keep an ear to the ground.

“It’s one of those meetings where normally you’d want to do it in person as a kind of design charrette, but we’ll do our best to have a format and a meeting where we can solicit everyone’s

input,” he said.

The CPC also discussed a project from Town Manager Tony Mazzucco that proposed to put compost toilets at trail heads through the Town. These toilets would require little maintenance as they have no moving parts and would provide a needed outlet for residents using the trails. Mazzucco originally brought it up during a Board of Selectmen’s meeting the previous week when the Board voted on potential CPC projects as a kind of first wave. The board took a look at projects and voted on them before they get so far along in the CPC process that a lot of time and effort was spent.

The CPC tabled the discussion, as no actual project had yet been submitted to the CPC and therefore there was formally nothing to discuss, but member and Selectman Matt Lane said he just wanted to make the committee aware.

Blood Drive continued from page 5

few people are out and about and taking the opportunity to donate.

“We’re happy to do it and have their mobile come,” said Morrice. “Blood donors are always needed so we’re happy to support that. In these times I think it’s important for us to maintain that supply for those who may need it.”

NPD Chief William Brooks said the pandemic put a lot of collection schedules way behind. “The Red Cross tells us

there’s a blood shortage so they asked us if we would host a blood drive,” he said. As I understand it, many blood drives had to be canceled last year because of Covid which has put the nation’s blood supply way behind. So when they asked, of course Chief Morrice said we’d be happy to host them.”

All participants will be screened in the lobby with the fast acting test and will wait in the community room to be called

upon. When called, they go over to the fire side of the building to the Bloodmobile.

“All Covid precautions will taken and we hope the public will come participate,” Brooks said.

All donors will receive a \$5 gift card for Dunkin’ Donuts. If you have questions about your potential eligibility, email **BloodDonor@Partners.org** or call 617-632-3206.

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Ultan Connolly
617-519-1699

Erin Vogt
617-212-7662

Joe Donnelly
617-256-3978

Lianne Rich
617-470-1937

Nancy Killion
617-716-9040

Maureen Hayes Rossi
617-417-1000

Patsy Brennan
857-472-2982

Diana Bradley
617-312-2432

Evelynn Sidiropoulos
781-439-4941

Alex Macrides
617-571-8746

Briana Heaney
781-540-1995

Jena Verrocchi
781-801-5500

Dave Maguire
617-763-5752

Joe Regan
617-771-3366

Emily Letendre,
508-942-4154

Mina Papoulidis
617-319-6363

Ricardo Hernandez-Pinzon (617) 922-4268

Marina Gorodnicheva
617-301-8344

Mary Costello
617-435-2324

William Hines
617-763-2527

COMING SOON



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UNDER AGREEMENT



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110 Evans Road, Unit 5, Brighton
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SOLD



11 Lorette Street, Unit 1, West Roxbury
UNDER AGREEMENT

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INTERSTATE ALL BATTERY CENTER

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NR

Prayer to the Blessed Virgin
(Never known to fail!)

Oh, most beautiful flower of Mt. Carmel, fruitful vine, splendor of Heaven, Blessed Mother of the Son of God, Immaculate Virgin, assist me in this necessity. Oh Star of the Sea, help me and show me herein you are my mother. Oh Holy Mary, Mother of God, Queen of Heaven and Earth, I humbly beseech thee from the bottom of my heart to succor me in my necessity (make request). There are none that can withstand your power. Oh Mary, conceived without sin, pray for us who have recourse to thee (three times). Holy Mary, I place this cause in your hands (three times). Say this prayer for three consecutive days and then you must publish and it will be granted to you.

—V.T.L.

Prayer to the Blessed Virgin
(Never known to fail!)

Oh, most beautiful flower of Mt. Carmel, fruitful vine, splendor of Heaven, Blessed Mother of the Son of God, Immaculate Virgin, assist me in this necessity. Oh Star of the Sea, help me and show me herein you are my mother. Oh Holy Mary, Mother of God, Queen of Heaven and Earth, I humbly beseech thee from the bottom of my heart to succor me in my necessity (make request). There are none that can withstand your power. Oh Mary, conceived without sin, pray for us who have recourse to thee (three times). Holy Mary, I place this cause in your hands (three times). Say this prayer for three consecutive days and then you must publish and it will be granted to you.

—S.H.

NORWOOD PUBLIC SCHOOLS
James R. Savage Educational Center
275 Prospect Street
Norwood, MA 02062

FY2022 PUBLIC BUDGET HEARING

The Norwood School Committee will hold a Public Budget Hearing Remotely on Wednesday, March 31, 2021 at 8:05 P.M. The public can participate by emailing questions and comments to this email address: npsschoolcommittee@norwood.k12.ma.us. Emails can be sent in advance of meeting or until public forum is declared closed. Please specify “budget hearing” in the title of the email and it will be read during the public hearing.

A copy of the proposed FY2022 budget will be available for the public to review in the Business Office at the James R. Savage Center, 275 Prospect Street, Norwood, MA and on the Norwood Public School website at www.norwood.k12.ma.us as prescribed in Chapter 71, §38N of the Massachusetts General Laws.

The public is invited to participate.

Norwood Record: 03/25/2021

TOWN OF NORWOOD
ZONING BOARD OF APPEAL
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BOARD OF APPEAL
Thomas Brady, Chairman
Philip W. Riley
Scott Murphy

Norwood Record: 03/18/2021, 03/25/2021

TOWN OF NORWOOD
ZONING BOARD OF APPEAL
PUBLIC HEARING NOTICE

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BOARD OF APPEAL
Thomas Brady, Chairman
Philip W. Riley
Scott Murphy

Norwood Record: 03/18/2021, 03/25/2021

The Norwood Record
DECKER



PIERRE Richard Robert of Norwood passed away on March 17, 2021 at the age of 67. Son of Claudia Rose Jeanne (Carré) Napolilli of Boston. Beloved father of Matthieu Patrick Francis Decker and his fiancée Mikala Caraminas of Canton, Claire Simone Marie Decker of Brighton, and Catherine Marie Thérèse Decker of Leverett, MA. Brother of Claudette Scott of FL and the late Patrick Mieke of Hull. Cherished grandfather of Freyr and Aurora. Pierre was a member of the K of C and St. Gerard Majella Church choir in Canton, where he also taught CCD. A U.S. Air Force veteran and graduate of Northeastern University. He was loved by all. Arrangements by the Kraw-Kornack Funeral Home Norwood, MA. Services will be private and held at a later date.

GRANT

Lee S. (Simoni) of Medfield, formally of Norwood, passed away on March 20, 2021 at the age of 77. She was the daughter of the late Frank R. & Myrtle (Lund) Simoni, and step daughter of Elizabeth Simoni. Loving wife of the late Gerald E. Grant and mother of the late Kevin A. Grant. She leaves behind her daughter, Denise Ryan and her husband Michael of Marlborough, MA, son Darren E. Grant of Walpole, MA and son Frank R. Grant and his wife Kelly of Bellingham, MA. She also leaves behind six grandchildren Harrison G. Ryan, Anderson P. Ryan, Allison L. Ryan, Lorelai S. Grant, Emerson M. Ryan and David E. Grant. Lee was a life-long resident of Norwood, MA and graduated from Norwood High School in 1961. While raising her family, Lee worked alongside her husband at Norwood Country Club when it originally opened in 1975 thru much of the 1980s. She later was the activities director at the Charlwell Nursing Home before spending a majority of her working years at Factory Mutual, later renamed FM Global, where she worked for over 20 years. Lee was known for crocheting and knitting, especially baby blankets and cross-stitching beautiful patterns she would have framed as gifts for her family and friends. She loved to socialize and travel with her friends and attend weekly Bible study groups. The family would like to thank all the staff at Thomas Upham House for the care and compassion they gave to Lee throughout the last three years. Funeral from the Kraw-Kornack Funeral Home 1248 Washington St. Norwood, MA. A funeral home service was held following the visiting hours at 12:30pm on Wednesday, March 24. Burial at Melrose Cemetery, North Pearl St. Brockton, MA. In lieu

Deaths

of flowers, donations can be made to the Anglican Church of the Redeemer, 71 Bond St., Norwood, MA 02062.

HANCOX

Judith M. of Norwood, Mar. 12. Beloved daughter of the late George M. and Margery E. (MacBride) Hancox. Dear niece of Marjorie Hancox of Charlton. Also survived by many generations of cousins and friends across the US and British Isles. Interment will be private. A summer memorial with family and friends will be planned. Donations in Judith’s memory may be sent to St. Jude Children’s Research Hosp., 501 St. Jude Place, Memphis, TN 38105-9959 or Save the Children, PO Box 97132, Washington, DC 20090-7132. Folsom Funeral Home www.folsomfuneral.com

HOUSTON



Susan Marie (Flood) 1955 - 2021 passed away peacefully in her home in Wrentham, MA on March 21, 2021. Memories of Susan live on in the hearts of all who knew her, most especially her husband of over 38 years, Joseph N. Houston Jr., her siblings Patricia Flood David, Evelyn H. Troiano, Mary F. Treeful, Thomas J. Flood Jr. and his wife Pauline, her much-loved nieces and nephews, extended family, and friends far and wide. She touched so very many lives with her passion, warmth, and love. In her own words, “My family is everything to me. I need to be near them to be completely happy.” Susan gave her heart and soul to her community. She will be remembered for her work as an advocate for disability rights and a dedicated employee in the Complex Rehab Equipment industry, devoting her spare time to advocacy for people with disabilities, including lobbying in Washington DC yearly. In her role as co-chair at the Wrentham Commission on Disability, she helped make local businesses accessible. As former president and ambassador of the Ms. Wheelchair Massachusetts Foundation and in conjunction with Ms. Wheelchair America and the annual Abilities Expo, she worked for social change on multiple levels. Her work lobbying and meeting with senators and representatives in Washington D.C. helped to ensure the continuation and enforcement of the Americans With Disabilities Act. She was instrumental in helping pass bills to ensure the rights of persons with disabilities. Susan’s favorite things were tied to family and friends. She loved Christmas traditions of decorating the tree and staying up late watching It’s a Wonderful Life with her

March 25, 2021

niece, Trey. She looked forward to handing out candy on Halloween and delighted in the children’s costumes and their smiling faces. Susan loved reading and belonged to a neighborhood book club, which was a source of great friendship. She was also a long-standing member of the Holy Trinity trivia team, competing in (and frequently winning!) weekly trivia competitions for many years. Susan could always be relied on for her amazing recollection of movie and TV trivia. Susan’s home was filled with love. She hosted porch-sits on warm, sunny days and kitchen-sits in cooler weather, always laughing and sharing stories. She loved Disney vacations with family and friends. Her strength uplifted those around her. Such a vibrant life cannot be fully captured in so brief a memorial to an amazing woman, wife, sister, aunt, friend, advocate and role model. In her own words, “I am a people person. I love meeting people. I am a talker...I can usually start a conversation with anyone.” Susan was a vital member of her community and will be greatly missed by all who knew her. In her own words, “My disability hasn’t stopped me from doing most everything I want to do.” It must be added that her ability helped all whose lives she touched. There will be calling hours at Kraw-Kornack Funeral Home from 4-8 on Thursday, March 25 for family and close friends. The funeral mass will be held Friday, March 26 at 11:00 a.m. at St. Catherine of Siena Church in Norwood and can also be attended via livestream ([link: http://www.stcatherinenorwood.org/newpress/?page_id=25412](http://www.stcatherinenorwood.org/newpress/?page_id=25412)). There will be a private burial at Knollwood Cemetery in Canton. Due to the Covid-19 restrictions, a celebration of life will be held at a later date. In lieu of flowers, the family requests donations be made in Susan’s name to either of the following organizations: Old Colony Hospice (<https://www.oldcolonyhospice.org/donation-overview>) or The Partnership for Inclusive Disaster Strategies (<https://disasterstrategies.org>).

VALENTINE

Frederick R. Age 99, of Naples, Florida, formerly of Norwood, Massachusetts, died March 11, 2021; he had been a resident of Naples since 1975. In April 1942, Frederick enlisted in the US Army Air Corps. After the war ended in Europe, he remained as part of the occupation forces. He was instrumental in making sure the P-51 Mustang fighter airplanes were airborne as Crew Chief. Then later as Line Chief in charge of all maintenance operations, that included escorting of the B-17 Flying Fortress over Germany. His flying status was Aerial Engineer. For his war efforts, he received the distinguished Commendation Medal, for sustained acts of exceptional meritorious service with the 97th Airdrome Squadron. While stationed in North Carolina, he played baseball for the USAAF National Team where he played against the Hall of Famers, Yankees’ Joe

Deaths
Continued on page 11

TOWN CLERK
TOWN OF NORWOOD
RECEIVED

Town of Norwood
BOARD OF APPEAL APPLICATION

2021 APR -1 P 3: 26



I, Mary Lou Folan, herewith certify
that this notice was filed with the Town
Clerk on 4.1.21 at 3:26pm
date time

Signed Mary Lou Folan
Town Clerk

Date: 3/31/2021

Fee: _____

Name of Applicant: Guaranteed Builders & Developers Inc. Phone: 508-476-1500

Mailing Address: 14 West Street Douglas Ma, 01516

Email Address: tsharkey@gbiavis.com

Location of property involved: 512 Walpole Street Norwood MA, 02062

Current owner of property: David Haberlin

Zoning district: G

Inspector of Buildings/Zoning Enforcement Officer – Date permit denied: _____

Attention: Please be concise in your request for relief. The lack of specific details may result in your application being deficient.

1. This Application requests a SPECIAL PERMIT under Section 5.7 of the
Zoning Bylaw to allow Reconstruction after catastrophe or demolition. Existing
nonconforming structure was destroyed by fire. Applicant proposes to reconstruct in a
different footprint than previous. The proposed will also have less volume than the
previous. The demolition has already occurred due to unsafe conditions after fire.
Please see narrative attached.

2. This Application requests a VARIANCE under the General Laws of the
Commonwealth of Massachusetts to allow _____

_____ pursuant to Section _____

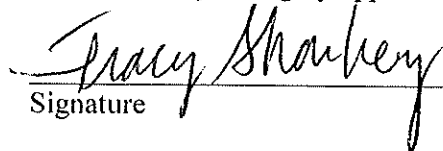
BOARD OF APPEAL APPLICATION
(Continued)

3. This application requests a Comprehensive Permit Pursuant to Massachusetts General Laws, Chapter 40B, Section 20 through 23 to allow _____

4. This application requests an APPEAL from the action by _____

with respect to _____

In the event of a lengthy application, please attach additional requests to this application.



Signature

Contractor
Relationship to involved property

3/31/2021
Date

PLEASE NOTE: THE APPLICANT IS ADVISED THAT WHILE THE BOARD STAFF MAY ASSIST ON PROCEDURAL MATTERS, NO LEGAL OR OTHER ADVICE SHALL BE GIVEN. IT IS THE RESPONSIBILITY OF THE APPLICANT TO DETERMINE CHAPTER AND SECTION NECESSARY FOR THE APPLICATION TO BE ACCURATE. OTHERWISE, THE APPLICANT MUST LOOK TO THEIR OWN ATTORNEYS OR OTHER ADVISORS IN THIS REGARD.

April 1, 2021

Special Permit Request Narrative

512 Walpole Street Norwood, MA 02062

Map & Parcel 8-4-F9

Zone- G

Deed: Book – 32406 PG- 180

Application to request a Special Permit under Section 5.7.3

The Applicant requests a special permit under Section 5.7.3 of the Norwood Zoning By-law for reconstruction after catastrophe or demolition. The Applicant proposes to construct a 24' x 24' Attic Truss Garage. The previous garage was destroyed and immediately demolished due to safety hazards caused by a fire. The proposed structure will be in the same location but in a different footprint and will be less than half of the previous volume. The previously destroyed structure had a total volume of 28,700 cubic feet and the replacement structures will be 12,960 cubic feet. The proposed structure will be in a different footprint but the building coverage will be less than the previous. Proposed coverage is 3,032.4 square feet and the previous was 3,413.23 square feet.

Allowing the Applicant to reconstruct the garage would not result in substantial detriment to the public good. The previous and proposed use will remain the same as residential. Reconstructing the garage in the same location as the previous is the most feasible location due to the unique shape of the lot and existing wetland resource areas. The proposed garage would not deter from the aesthetics of the neighborhood. The attractive attic truss style garage that would increase the tax base for the Town by adding to the property value.

Respectfully,


Tracy Sharkey – GBI Representative

JOB NUMBER: #10-2021
SHEET NO. TITLE
DATE: 3/30/2021



Guaranteed Builders & Developers, Inc.

14 WEST STREET, DOUGLAS MA. 01516

Phone: (508) 476-1500

24' X 24' ATTIC TRUSS GARAGE

FOR

512 WALPOLE ST. NORWOOD, MA 02062



1. BUILDER

A. NAME: GBI.

B. ADDRESS: 14 WEST STREET., DOUGLAS, MA 01516

C. MANUFACTURING PLANT ADDRESS: 14 WEST STREET DOUGLAS, MA 01516

3. BUILDING INFORMATION:

A. PROJECT NAME AND BUILDING LOCATION:

DAVID HABERLIN

512 WALPOLE ST.

NORWOOD, MA

02062

TEL: (781) 255-8845

B. AREA OF BUILDING: 576 Sq. Ft.

C. AMOUNT OF ENCLOSED SPACE 864

D. HEIGHT OF BUILDING ABOVE GRADE

1. STORIES 1,5

2. FEET 22'-6"

E. BUILDING DESIGN LIVE LOADS:

1. CEILING DEAD LOAD 10 PSF

2. ROOF 50 PSF

3. BOTTOM CHORD LIVE LOAD 10 PSF

4. CONCRETE FLOOR 3500 PSI

F. WIND: ASCE 7-02; 129 MPH; TCDF=6.0 PSF; BCDL=6.0 PSF; H=25FT.; CAT II; EXP B;

ENCLOSED; MWFRS (LOW RISE); GABLE END ZONE AND C-C EXTERIOR (2) 0-10-0

TO 2-2-0, INTERIOR (1) 2-2-0 TO 9-0-0, EXTERIOR (2) 9-0-0 TO 12-0-0, INTERIOR (1)

15-0-0 TO 21-10-0 ZONE; CANTILEVER LEFT AND RIGHT EXPOSED; END VERTICAL

LEFT AND RIGHT EXPOSED; C-C FOR MEMBERS AND FORCES & MWFRS FOR

REACTIONS SHOWN; LUMBER DOL=1.6 PLATE GRIP DOL=1.6

2. INDEX OF DRAWINGS & PERMINENT INFORMATION SHEETS ARE AS FOLLOWS

T-0	TITLE PAGE	DWG DATE
A-1	FOUNDATION/FLOOR PLAN	3/30/2021
A-2	CROSS SECTION/SHEAR WALL	3/30/2021
A-3	ELEVATIONS	3/30/2021
A-4	ELEVATIONS	3/30/2021
A-5	SECOND FLOOR/SHEAR WALL	3/30/2021

NUMBER OF SHEETS IN EACH SET: 6

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FOR STATE USE ONLY



DRAWN BY
MJF

DATE
3/30/2021

APPROVED BY
DATE

PROJECT NO'S.
#10-2021

GBI MODEL / SIZE

24' X 24' ATTIC TRUSS
GARAGE

NOTES:
1. ATTIC TRUSS

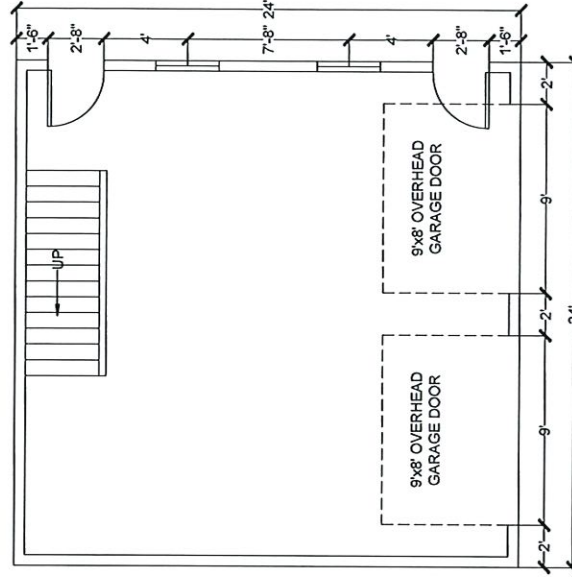
No.	Revisions/Phase	Date

GUARANTEED BUILDERS INC.
14 West Street
E. Doughton, MA
01920
TEL: (508) 476-1500
FAX: (508) 476-1392

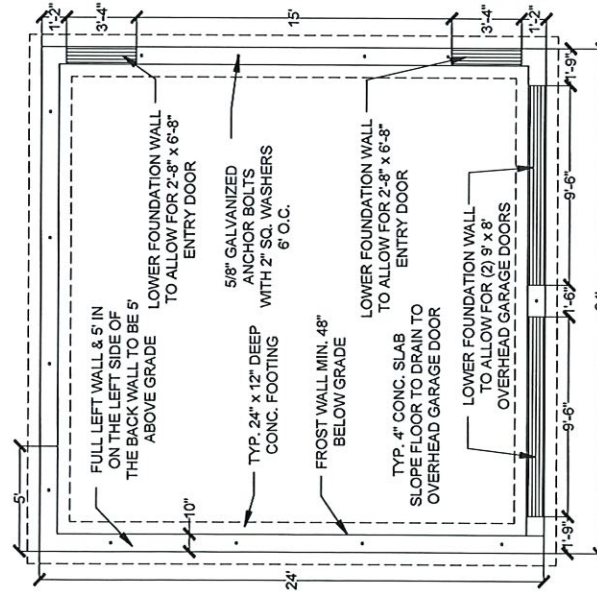
DAVID HABERLIN
512 WALPOLE ST.
ROCKY HILL, CT 06067
TEL: (781) 255-8845

Project #10-2021
Date 3/30/2021
None

A-1

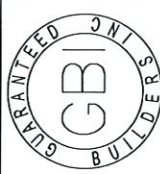


FLOOR PLAN



FOUNDATION PLAN

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DRAWN BY
MJF

DATE
3/30/2021

APPROVED BY

DATE

PROJECT NO'S.
#10-2021

GBI MODEL / SIZE

24' X 24' ATTIC TRUSS
GARAGE

NOTES:
1. ARTIST RENDERING

No.

Revision/Issue

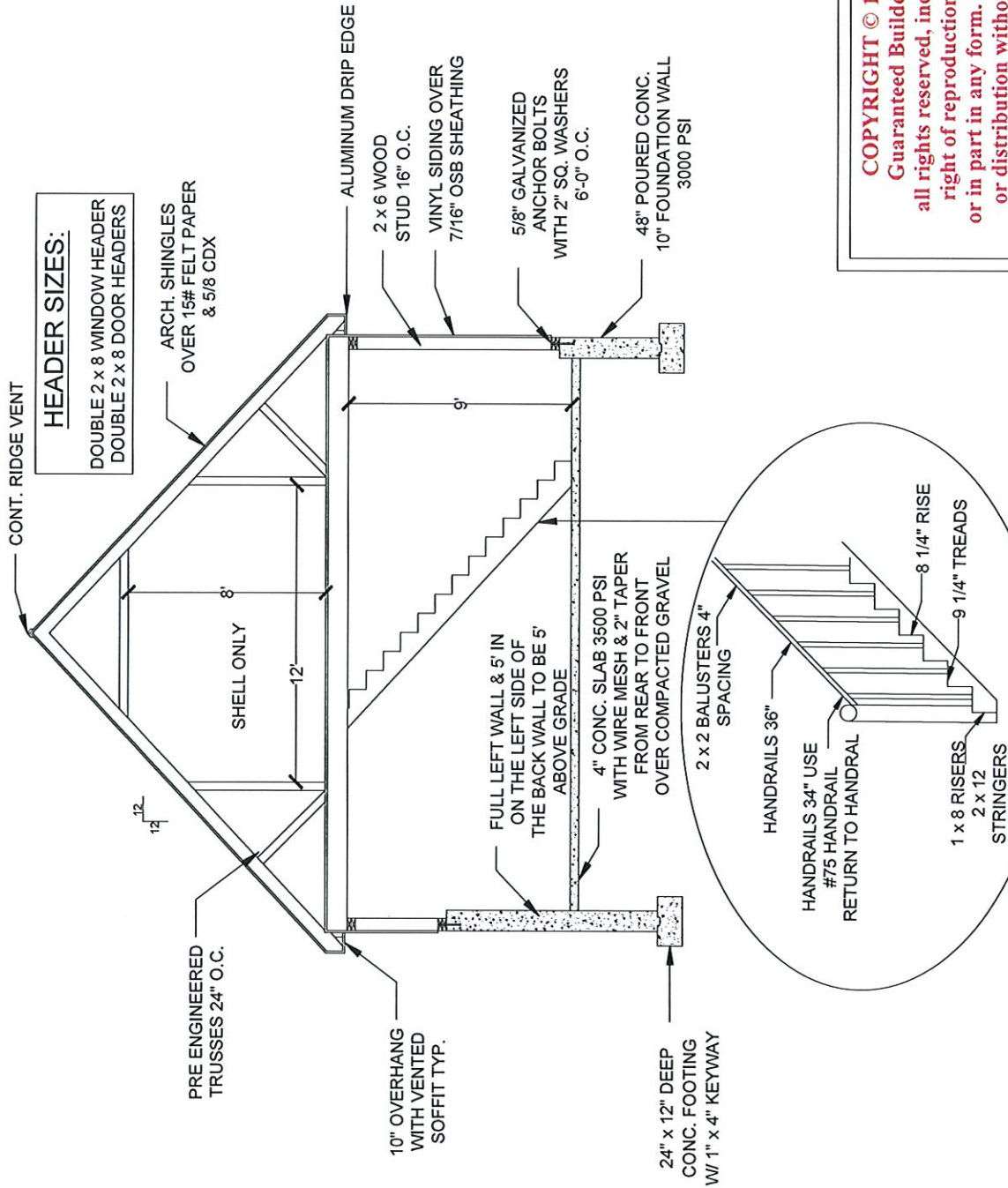
Date

GUARANTEED BUILDERS INC.
14 West Street
Barnstable, MA
01916
TEL (508) 476-1500
FAX (508) 476-1392

DAVID HABERLIN
512 WALPOLE ST.
BARNSTABLE, MA
01916
TEL (781) 355-8845

Project #10-2021
Date 3/30/2021
None

A-2



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DRAWN BY MJF DATE 3/30/2021
APPROVED BY DATE

PROJECT NO'S. #10-2021

GBI MODEL / SIZE
24' X 24' ATTIC TRUSS
GARAGE

NOTES:
1. ARTIST RENDERING

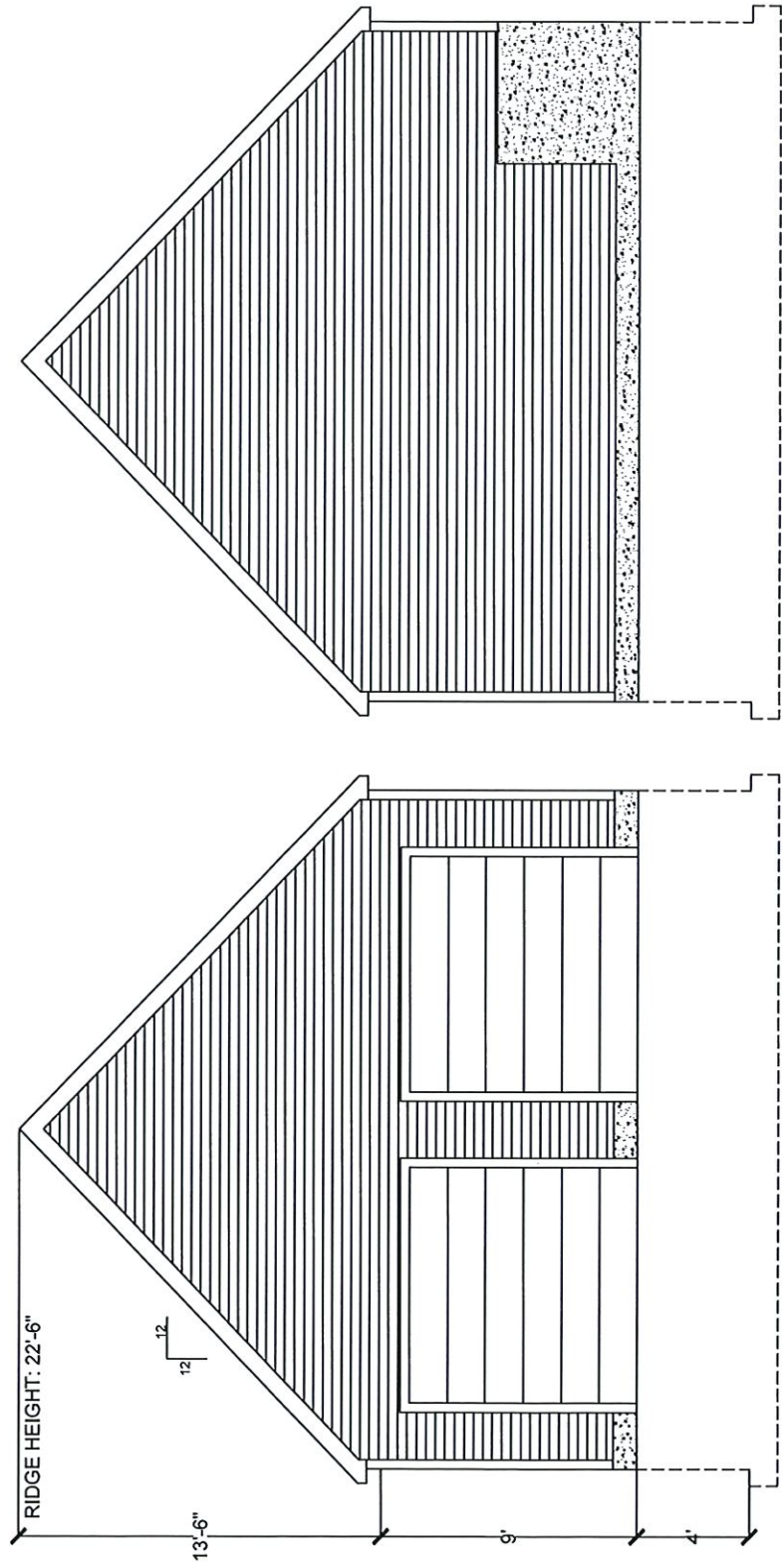
No.	Revisions/Remarks	Date

GUARANTEED BUILDERS INC.
14 West Street
E. Douglas, MA
01928
TEL: (508) 476-1500
FAX: (508) 476-1392

DAVID HABERLIN
512 WALPOLE ST.
NORWOOD, MA
01948
TEL: (781) 355-6845

Sheet #10-2021
Date 3/30/2021
Name None

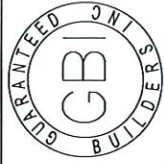
A-3



REAR ELEVATION

FRONT ELEVATION

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DRAWN BY MJF DATE 3/30/2021
APPROVED BY DATE

PROJECT NO'S.
#10-2021

GBI MODEL / SIZE
24' X 24' ATTIC TRUSS
GARAGE

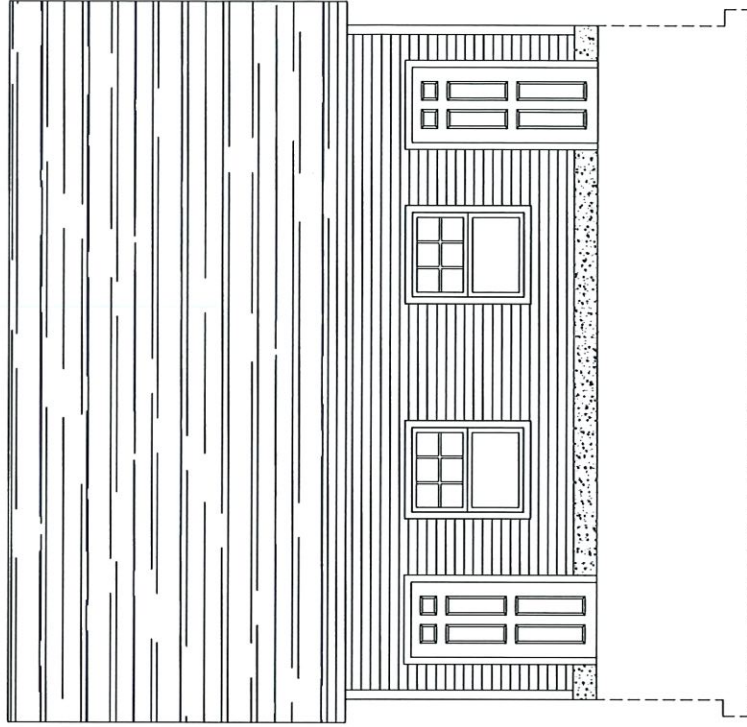
NOTES:
1. ARTIST RENDERING

No.	Revisions/Phase	Date

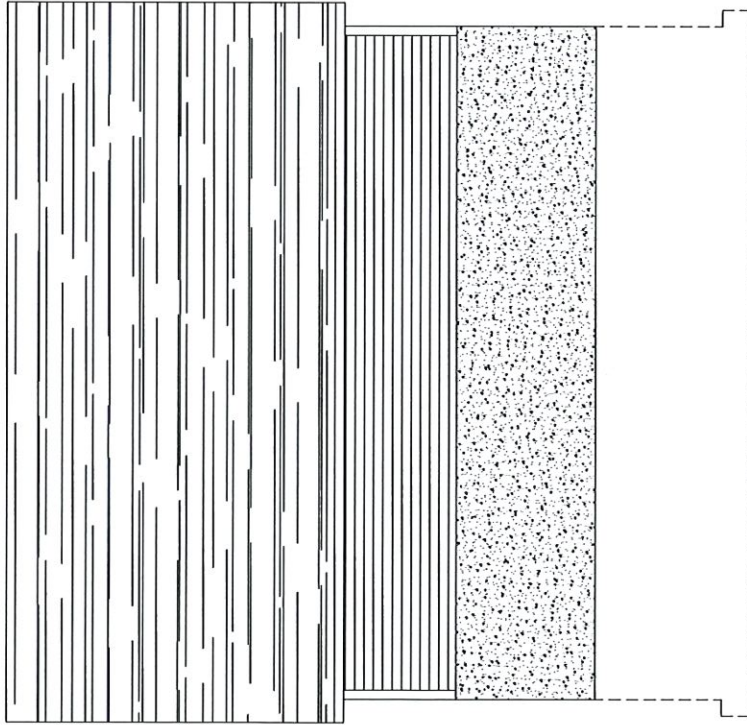
Price Quote and Address
GUARANTEED BUILDERS INC.
14 West Street
G. Douglas, MA
Tel: (508) 476-1500
FAX: (508) 476-1392

Price Quote, Terms and Address
DAVID HABERLIN
512 WALPOLE ST.
ROCKY HILL, CT 06067
TEL: (860) 255-8849

Project #10-2021
Date 3/30/2021
Scale None
Sheet A-4

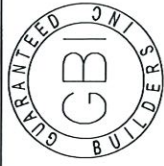


RIGHT ELEVATION



LEFT ELEVATION

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DRAWN BY MJF
DATE 3/30/2021

APPROVED BY
DATE

PROJECT NO'S.
#10-2021

GBI MODEL / SIZE

24' X 24' ATTIC TRUSS
GARAGE

NOTES:
1. ATTIC TRUSS

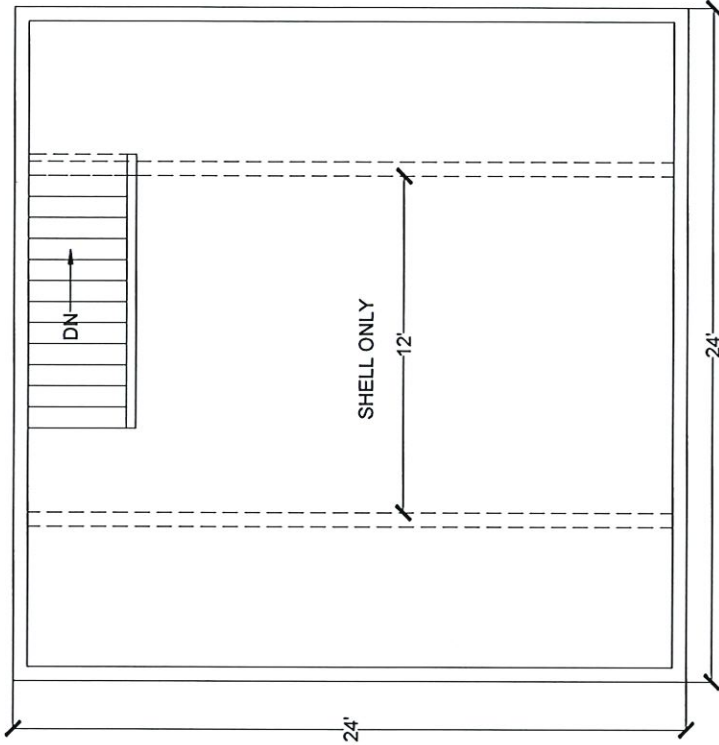
No.	Revision / Phase	Date

GUARANTEED BUILDERS INC.
14 West Street
E. Douglas, MA
01928
TEL (508) 476-1500
FAX (508) 476-1392

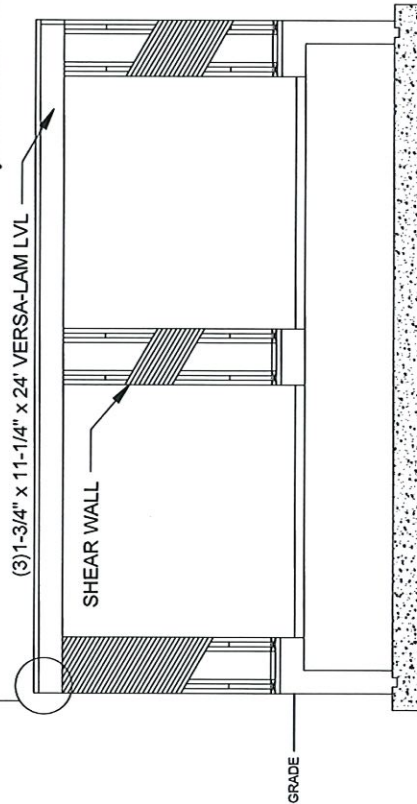
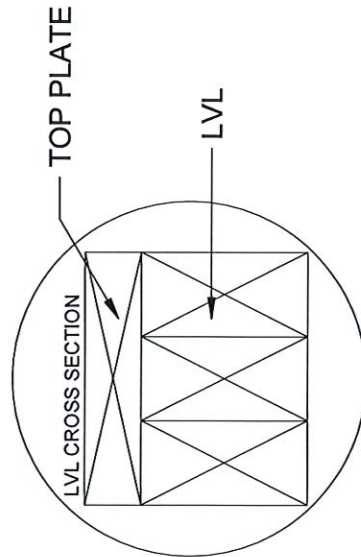
DAVID HABERLIN
512 WALPOLE ST.
NORWOOD, MA
01948
TEL (781) 255-8845

Project #10-2021
Date 3/30/2021
None
A-5

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SECOND FLOOR



SHEAR WALL DETAIL

N O T
A N
O F F I C I A L
RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

N O T
A N
O F F I C I A L
C O P Y

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

Deed

David W. Haberlin and Janet L. Haberlin, husband and wife as tenants by the entirety, both of Norwood, Norfolk County, Massachusetts

for consideration paid of One (\$1.00) Dollar

grant to **Deborah H. Beauregard**, Trustee of **The DWJL Haberlin 2014 Irrevocable Trust** u/d/t dated June 24, 2014 and recorded herewith,

with *QUITCLAIM COVENANTS*

the land with the buildings thereon situated in Norwood, Norfolk County, said Commonwealth, being shown as Lots 1 and 1A on plan entitled: "Plan of Land in Norwood, Mass.", dated June 29, 1962, Norwood Engineering Co., Inc. Civil Engineers, recorded with the Norfolk County Registry of Deeds in Book 4001 page 465, and being together bounded and described as follows:

Beginning at a point on the easterly side of Walpole Street at land now or formerly of Johnson, being the easterly corner of the premises, thence running in a

NORTHEASTERLY	direction eighty (80) feet on said Walpole Street to a point, thence turning and running in a
SOUTHEASTERLY	direction three hundred seventeen and 43/100 (317.43) feet to a point; thence turning and running in a
SOUTHWESTERLY	direction two hundred twenty-six and 14/100 (226.14) feet to a point at land now or formerly of Johnson; thence turning and running in a
NORTHWESTERLY	direction one hundred eighty-four and 10/100 (184.10) feet to a point on said land now or formerly of Johnson, thence turning and running in a

PROPERTY AND GRANTEE'S ADDRESS: 512 Walpole Street, Norwood, MA 02062

N O T N O T
NORTHEASTERLY A N direction one hundred fourteen and 63/100 (114.63) feet to a point;
O F F I C I A L thence turning and running in a
C O P Y C O P Y

NORTHWESTERLY direction one hundred forty-six and 50/100 (146.50) feet, more or less, to the point of beginning.

Together containing 47,812 square feet of land.

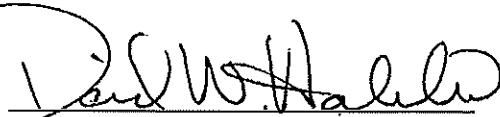
Said premises are conveyed subject to taking by the Town of Norwood for a sewer easement as set forth in instrument dated Sept. 9, 1959 recorded with said Deeds in Book 3758 page 396.

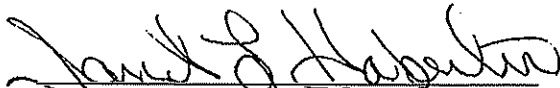
For our title see deed of Charles R. Ryan and Rosemary E. Ryan dated August 9, 1974 and recorded with Norfolk Registry of Deeds in Book 5070, Page 42.

NOT
A N
O F F I C I A L

NOT
A N
O F F I C I A L

WITNESS our hands and seals this 24th day of June, 2014

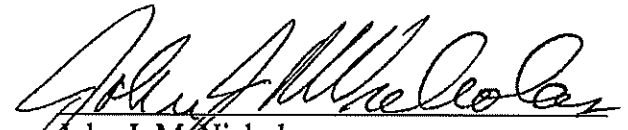

David W. Haberlin

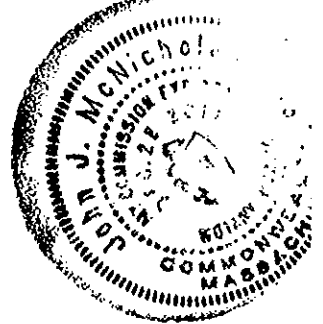

Janet L. Haberlin

COMMONWEALTH OF MASSACHUSETTS

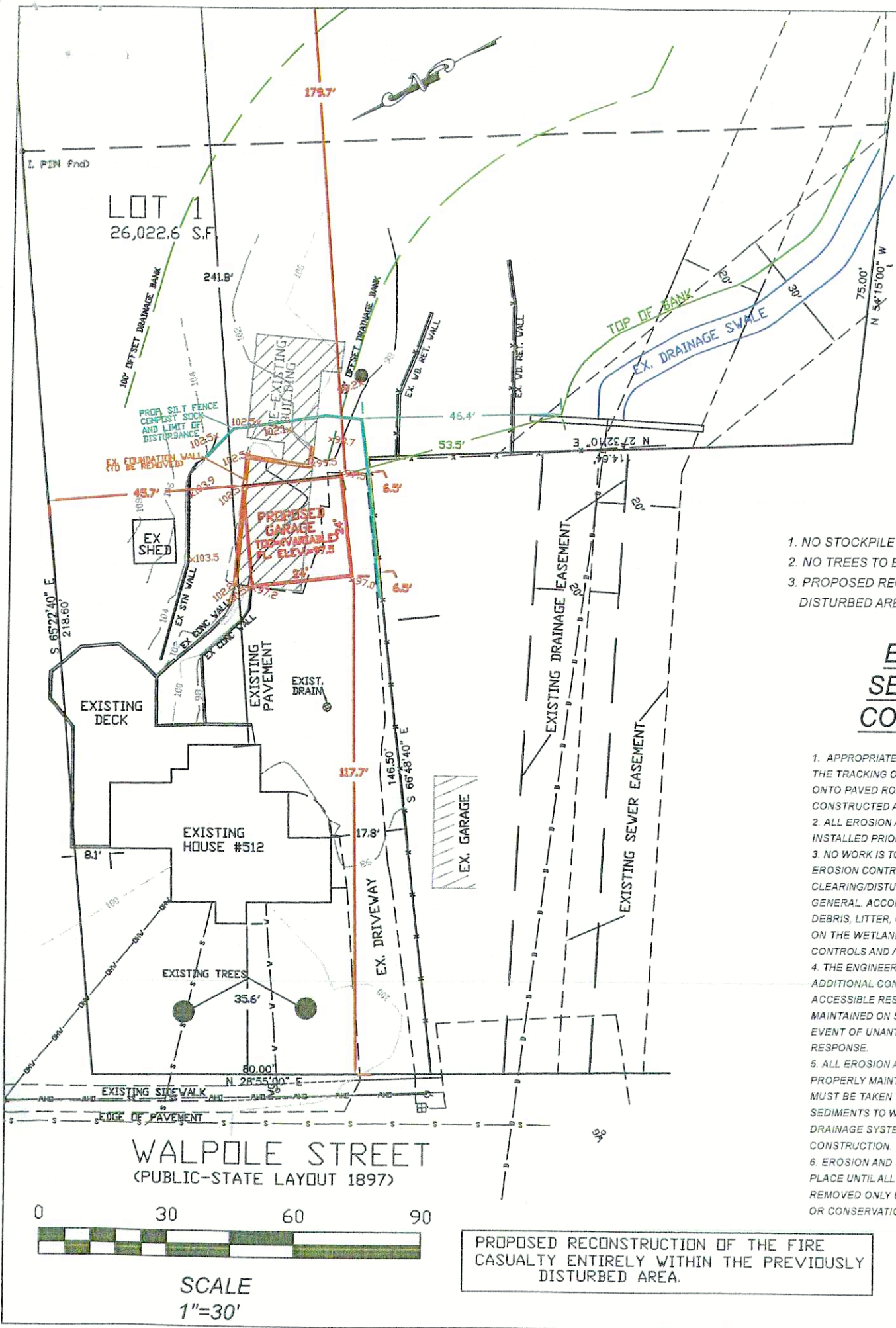
NORFOLK, ss

On this 24th day of June, 2014 before me the undersigned notary public, personally appeared **David W. Haberlin** and **Janet L. Haberlin** proved to me through satisfactory evidence of identification to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

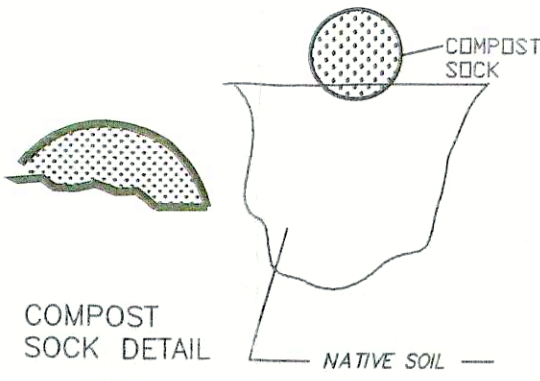

John J. McNicholas
Notary Public
My Commission Expires: 12/28/18







12" COMPOST SOCK
100% BIODEGRADABLE COMPOST



TOE-IN METHOD
TYPICAL COMPOST
SOCK DETAIL

NOTES:

- 1. NO STOCKPILE WITHIN 100' BUFFER.
- 2. NO TREES TO BE CUT OR REMOVED.
- 3. PROPOSED RECONSTRUCTION WITHIN THE PREVIOUSLY DISTURBED AREA.

**EROSION AND
SEDIMENTATION
CONTROL NOTES:**

- 1. APPROPRIATE PRECAUTIONS SHALL BE TAKEN TO PREVENT THE TRACKING OF SOIL FROM CONSTRUCTION EQUIPMENT ONTO PAVED ROADWAYS LOCATED BEYOND WORK LIMITS OR CONSTRUCTED AS A PART OF THE PROJECT.
- 2. ALL EROSION AND SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF EARTHWORK.
- 3. NO WORK IS TO OCCUR ON THE WETLAND SIDE OF THE EROSION CONTROLS. ALL CONTROLS SERVE AS THE LIMIT OF CLEARING/DISTURBANCE, SURFACE WORK AND WORK IN GENERAL. ACCORDINGLY, NO STONES, BRUSH, CONSTRUCTION DEBRIS, LITTER, OR OTHER MATERIALS ARE TO BE DEPOSITED ON THE WETLAND SIDE OF THE EROSION AND SEDIMENTATION CONTROLS AND / OR LIMITS OF WORK.
- 4. THE ENGINEER RESERVES THE RIGHT TO SPECIFY ADDITIONAL CONTROLS AS CONDITIONS MAY WARRANT. ACCESSIBLE RESERVES OF COMPOST SOCK, ARE TO BE MAINTAINED ON SITE FOR ROUTINE MAINTENANCE AND IN THE EVENT OF UNANTICIPATED PROBLEMS REQUIRING EMERGENCY RESPONSE.
- 5. ALL EROSION AND SEDIMENTATION CONTROLS MUST BE PROPERLY MAINTAINED, AND THE STRICTEST PRECAUTION MUST BE TAKEN TO AVOID AND MINIMIZE THE TRANSPORT OF SEDIMENTS TO WETLAND RESOURCE AREAS AND CLOSED DRAINAGE SYSTEMS THROUGHOUT ALL PHASES OF CONSTRUCTION.
- 6. EROSION AND SEDIMENTATION CONTROLS ARE TO REMAIN IN PLACE UNTIL ALL SOILS HAVE STABILIZED AND SHALL BE REMOVED ONLY UPON AUTHORIZATION FROM THE BIOLOGIST OR CONSERVATION AGENT.

PROPOSED RECONSTRUCTION OF THE FIRE CASUALTY ENTIRELY WITHIN THE PREVIOUSLY DISTURBED AREA.

ZONED - G

	REQUIRED	EXISTING	PROPOSED DETACHED GARAGE
AREA	10,000 SF	48,225.6 SF (existing)	48,225.6 SF (existing)
FRONTAGE	90'	80.0'	80.0'
FRONT YARD	20'	35.6'	117.7'
SIDE YARD	15'	8.1'/17.8'	45.7'/6.5'
REAR YARD	30'	241.8'	179.7'

EXISTING OPEN SPACE = 89.1% > 25%
PROPOSED OPEN SPACE = 88.2% > 25%

EXISTING BUILDING COVERAGE 2,456.4 SF = 5% < 25%
PROPOSED BUILDING COVERAGE 3,032.4 SF = 6.3% < 25%
PREVIOUS BUILDING COVERAGE = 3,413.23 SF 7% < 25%

SPECIAL PERMIT REQUIRED
ZONING BYLAW SECTION 5.7.3
PROPOSED RECONSTRUCTION AFTER A CATASTROPHE

**CONSTRUCTION
SEQUENCE:**

- 1. NOTIFY THE NORWOOD CONSERVATION COMMISSION AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- 2. SET ALL COMPOST SOCK AS SHOWN.
- 3. CONSTRUCT GARAGE.
- 4. REMOVE COMPOST SOCK AFTER DISTURBED AREA IS STABILIZED.

1.) THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE PLANS OF RECORD FROM THE VARIOUS UTILITY COMPANIES. THE INFORMATION PROVIDED IS FOR THE USE OF THE CONTRACTOR. NEITHER WARRANTY NOR GUARANTEE OF THE INFORMATION IS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND 'DIG SAFE'.
2.) CONSTRUCTION SURVEY STAKEOUT IS RECOMMENDED TO ASSURE THE CORRECT PLACEMENT OF THE PROPOSED STRUCTURE

DAVID E. TEACHOUT, PLS #32659

GUARANTEED BUILDERS & DEVELOPERS INC.
14 WEST STREET DOUGLAS, MA 01516
PHONE: (508) 476-1500 FAX: (508) 476-1392

COMP'D BY:	SCALE:
KJK	1" = 30'
DRAWN BY:	DATE:
KJK	2/4/21
CHK'D BY:	ZONE:
DET	G
FIELD BY:	FIELD BK./PG.
KJK	

PLOT PLAN
PROJECT LOCATION: 512 WALPOLE STREET, NORWOOD, MA
OWNER: THE DWJL HABERLIN 2014 IRREVOCABLE TRUST
DEBORAH H. BEAUREGARD, TRS
512 WALPOLE STREET
NORWOOD, MA 02062

LOT LOCUS
N.T.S.

REFERENCES:
ASSESSOR'S REFERENCE: ASSESSERS MAP & PARCEL 8-4-F9
DEED BK 32406 PAGE 180

FEMA MAP
TOWN OF NORWOOD, MA
COMMUNITY PANEL No. 25021C0186E
EFFECTIVE JULY 17, 2012
THIS SITE IS NOT IN A DESIGNATED FLOOD ZONE



TOWN OF NORWOOD

BOARD OF APPEAL

AFFIDAVIT
for Publication and Sign

With respect to the hearing on my petition before the Board of Appeal, outlined in the attached notice form, I Tracy Sharkey of Guaranteed Builders & Developers, Inc.

A. Caused to be published in the The Norwood Record on 04/08/21
(Name of Newspaper) (date)
and 04/15/21 a notice in the attached form, and that attached
(date)
hereto are copies of the newspaper containing such notice.

B. Caused to be posted a notice of the hearing upon the property in question,
sized and located so as to be legible from the street.

Tracy Sharkey
(Name)

14 West St. Douglas, MA
(Address)
01516

Signed under the pains and penalties of perjury this 28th day of April, 20 21.

Orient Lodge Looking for Teacher of the Year nominations

Jeff Sullivan
Staff Reporter

For the past 15 years, the Orient Lodge of Norwood has awarded the prestigious title of Norwood Teacher of the Year based on nominations from Norwood residents.

These nominations can include teachers in the Norwood Public Schools, private schools or Catholic schools, and can come from any student, parent or resident. You just have to go to <https://bit.ly/3uvkun7> and fill out a nomination form.

Last year, Norwood High School English Teacher Teresa Drummey was selected from 35 nominees.

“We actually had 50 nominations last year for 35 teachers,” said Master of the Lodge Eric Shute.

Shute and Teacher of the Year Organizer Christopher Rogers said last year was somewhat difficult for the Lodge, since it was done all online, but the outpouring of support for Norwood’s teachers made it all worth it. They said this year will also have to be done virtually, but the Lodge is still expecting a decent remote turnout.

“With just one winner it’s obviously also important to recognize the hard work of all the teachers here in Norwood,” Shute said. “We like all the teachers in Norwood to know their work is appreciated.”

Rogers said if last year’s response is any indication, they should have a large pool from which to draw the finalists.

“We announced our finalists online and had some really nice engagement from the



In earlier years, a ceremony with the five finalists would have been held at Orient Lodge. This year will, unfortunately, have to be a bit different.

COURTESY PHOTO

community,” he said. “It was right at the time when students were starting remote learning and it was a really difficult time of change for teachers and students. Teachers needed to be flexible and adapt and they really took that to heart and so there was a lot of appreciation for the program.”

Shute emphasized that the nomination process is open to anyone who wants to nominate a teacher in Norwood.

“Whoever wants to write a nomination is more than welcome to submit one,” he said. “What we’re looking for is a write-up that shows how a teacher brings innovation or creativity to the classroom or how they cultivate the abilities of their students or how they demonstrate their own love of learning to their students so they can engage with them and make learning an enjoyable experience. We’re also looking at anything else they do, from helping out with events or staying after school and helping students any way they can.”

Rogers said there will be five finalists who will receive

a \$100 gift card to One Bistro. The winner will receive \$1,000 for themselves and \$1,000 to donate to a school or school department they feel could use the funds.

“It’s a great event and an important way to recognize all teachers,” said Shute. “That’s the bottom line for doing all of this.”

Past winners include: 2020 – Teresa Drummey, Norwood High School 2019 – Rachel Siegel, Coakley Middle School 2018 – Joy Hughey, Cleveland Elementary 2017 – Cynthia Derrane, Norwood High School 2016 – Laura Tolman, Willett Early Childhood Center 2015 – Lindsey Bell, Prescott Elementary 2014 – Dr. Michael Crowley, Norwood High School 2013 – Michael Finnerty, Prescott Elementary 2012 – Nora Glynn, Norwood High School 2011 – Scott Maffei, Oldham Elementary 2010 – Laurel Cawley, Prescott Elementary 2009 – Debbie Shook, Oldham Elementary 2008 – Kathryn Benson, Norwood High School 2007 – Sean Richardson, Balch Elementary school.



Ask The Doctor

Junior Damato began servicing vehicles in 1969. He owns an 8-bay center in Middleboro, MA. Junior is an ASE-certified Master Technician, ASE-certified L-1 and ASE-certified Natural Gas.

Dear Doctor: My 2015 Buick Encore is equipped with all-wheel drive gets poor gas mileage. It’s getting about 17 mpg on a four-cylinder engine. I’m thinking of changing to a premium replacement air filter. Would you recommend K&N? Also, the owner’s manual says to use upper-tier 87 octane fuel. Will it hurt if I use Lucas Gas treatment? –Victor

A) Before you do anything you need to check the gas mileage not guess at it. You need to fill the tank and set the trip odometer to zero, drive 150 miles go back to the same gas pump and fill the tank the same way. Next divide the miles into the amount of gallons used. This will give you the actual gas mileage. Aftermarket air filters work best when installed as a complete cold air package, not just a filter element replacement. The complete kit offers much more cold air being able to be sucked into the engine. Second performance air filters are more free flowing under 3/4 to full acceleration. Good fuel cleaning additives will not do any harm. Products like Techron, BG fuel cleaning VP gas additives are products we use and available in most parts stores.

Dear Doctor: The ignition key system locks on my 2007 Lexus ES 350 so that when the key is put into the cylinder it’s difficult to turn. I was told to jiggle it with considerable force to free it. I finally gave up with having to go through this routine and replaced the ignition cylinder. What caused this to happen in the first place? –Owen

A) Parts do wear especially ignition cylinders. They are often over looked as far as a drop of graphite or WD40 lube. Worn keys also cause ignition cylinders to wear. If you keep a lot of keys on the key ring that are weight and wears the cylinder.

Junior Damato, the “Auto Doctor,” has agreed to field auto repair questions from Bulletin and Record readers. Please send your questions to news@bulletinnewspapers.com and we will do our best to get them answered.

Legal Notice

TOWN OF NORWOOD
ZONING BOARD OF APPEAL
PUBLIC HEARING NOTICE

Notice is hereby given that the Board of Appeal of the Town of Norwood will hold a **PUBLIC HEARING on May 4, 2021 at 7:00 PM** on the request of Gauranteed Builders & Developers Inc., (Case #21-09) with respect to property located on **512 Walpole St., in a General Residence (G) Zoning District**. This meeting will be conducted digitally using Gotomeeting software. Participation may be accessed through a computer, tablet or smartphone.
United States: +1 (669) 224-3412

Access Code: 464-775-693 <http://www.norwoodma.gov/>, via the Gotomeeting link: <https://global.gotomeeting.com/join/464775693>
or by contacting the Zoning Board of Appeal via email at zoningboard@norwoodma.gov.

This Application requests a Special Permit under the General Laws of the Commonwealth of Massachusetts to allow:

- Reconstruction of a garage destroyed by fire with a new 24’ X 24’ garage in a different footprint than the previous garage. The proposed new garage will be smaller (12,960 SF) than the garage destroyed by fire (28,700SF).
- The applicant seeks a Special Permit in accordance with section 5.7.3 of the Zoning Bylaw.

Plans are on file with this application in the office of the Zoning Board of Appeal and may be requested by emailing zoningboard@norwoodma.gov or by calling 781-762-1240 ext. 6064 Monday – Thursday, 8:00 am – 4:00 pm.

BOARD OF APPEAL
Thomas Brady, Chairman
Philip W. Riley
Scott Murphy

Norwood Record: 04/08/21, 04/15/21

SECTION A – ADVERTISEMENT FOR BID TOWN OF NORWOOD, MA

Sealed bids will be received up to 10:00 A.M. (Verizon time), April 30, 2021, in the Purchasing Department, Norwood Town Hall, 566 Washington Street, 3rd Floor, Norwood, MA 02062 for the following Public Project:

“Provide All Labor & Materials For Installation of Floor Tiles – Oldham School”

Bids are to be mailed via the U.S. Postal Service, Fedex, UPS, or delivered to the greeter located inside Door #1 of the Norwood Town Hall. Bids must still be delivered prior to 11:00 A.M. Call 781-762-1240, x6036 to confirm delivery. The bid opening will be held via GoToMeeting.

Floor Tile Installation - Oldham School
Fri, Apr 30, 2021 10:00 AM - 11:00 AM (EDT)

Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/344187917>
You can also dial in using your phone.
United States: +1 (786) 535-3211
Access Code: 344-187-917

New to GoToMeeting? Get the app now and be ready when your first meeting starts:
<https://global.gotomeeting.com/install/344187917>

The complete bid package may be obtained in the Purchasing Department during regular business hours or may be downloading online by registering at: <https://bids.norwoodma.gov>. The bid must be filled out and signed as directed herein, sealed in an opaque envelope addressed to the Purchasing Department, endorsed with the name and address of the bidder, and marked, “Floor Tiles - Oldham - CONTRACT #NSD-21-05”.

Bids shall be prepared, considered, and the contract awarded in accordance with all statutes governing such contracts (MGL Chapter 30 and Chapter 149 as amended). Every General Bid shall be on forms furnished by the Town. Bids submitted on other forms may be rejected. The award of the contract shall be made within 30 working days after the opening of General Bids, Saturdays, and Sundays excluded.

A pre-bid conference will be held on April 22, 2021, at 11:00 A.M., at the Oldham Elementary School, 165 Prospect Street, Norwood, MA 02062, followed by a site visit. Covid guidelines and social distancing will be required.

The successful bidder shall, within ten (10) days of notification of award furnish the Town a performance bond and payment bond in an amount equal to fifty percent (50%) of the bid. An award will not be made to a Contractor who is not properly equipped to undertake and complete the work. The right is reserved to waive any informality and to reject any or all bids or any part of any bid in accordance with the provisions of MGL as amended.

The Town of Norwood notifies all bidders that it will affirmatively insure that minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, creed or national origin in consideration for an award.

The successful bidder shall be required to submit documentation that all employees to be employed in the work subject to this bid have successfully completed a course in construction safety and health approved by the United States Occupational Safety and Health Administration that is at least 10 hours in duration. Any employee found on a worksite subject to this section without documentation of successful completion of a course in construction safety and health approved by the United States Occupational Safety and Health Administration that is at least 10 hours in duration shall be subject to immediate removal.

Wages are subject to minimum wage rates under the provisions of Massachusetts General Laws, Chapter 149, Section 26 to 27D inclusive, as most recently amended. The right is reserved to reject any or all bids or to accept any part of a bid or the one deemed best for the Town. Questions can be addressed to Catherine Carney, Director of Administrative Services, at (781) 762-1240, Ext. 6036 or 6037 or CCarney@norwoodma.gov. A planholders’ list can be obtained on the Town’s website: purchasing.norwoodma.gov.

BY: Tony Mazzucco, General Manager

Norwood Record: 04/08/2021

To advertise, call The Norwood Record

AT (781) 769-1725

Airport *continued from page 1*

company unfairly when it was attempting to establish itself as a Fixed-Base Operator (FBO) so that the company could sell fuel at the airport, as well as other services. It has sued numerous times, both against the Town and the current fixed-base operator (FBO) FlightLevel and has accused the Town of favoritism relative to Flight Level.

Maguire’s letter detailed an incident that took place on March 25, 2021 at the Norwood Airport. The incident involved Maguire, Epsilon Associates Environmental Consultant Dan Fefer, BEH owner Christopher Donovan Sr. and his son Christopher Donovan Jr.

Donovan Sr. asserted in an email to the Bulletin and several Town officials that he believed that Maguire and an employee of FlightLevel (BEH’s primary competitor and the subject of at

least one current lawsuit from BEH against FlightLevel and the Town of Norwood) were coming onto BEH’s property for unknown reasons.

Donovan's email sparked a response from Maguire, particularly – according to Maguire – because of the ending of Donovan Sr.’s email:

“I have found NAC members on our property before, working with FLN, unannounced,” Donovan Sr. wrote. “I fear for our facility, aircraft and property. Francis and others have knowledge that could imperil my life as well as our clients.”

Maguire said he and Fefer were checking stormdrains as part of Stormwater Pollution Prevention Plan he said the Airport and any lessees that deal with fuel sales and storage have to undertake every three years. He

The Norwood Record

said Donovan Jr. first approached he and Fefer and recorded them. Donovan Sr. was then on the premises, and both Maguire and Donovan Sr. stated that Donovan Sr. approached Maguire to speak with him. Maguire said because of past incidents with Donovan Sr., he and Fefer left the area, claiming they spent only a few minutes near BEH’s leasehold. Maguire included a detailed text explanation of security camera footage from the incident as well.

Maguire said Donovan Sr. “began yelling to Mr. Fefer and I from across the West Apron,” he stated. “I noted that Mr. Fefer was visibly nervous.”

Donovan Sr. said he did not get any notice from the Airport that someone would be coming down to inspect the drain, which is why he approached Maguire. Maguire said the lessor (the Airport) does not have to give lessees notice for inspections at reasonable times of day as per the lease.

“In contrast, it’s important to note that both Christopher Donovan Sr. and Christopher Donovan Jr. routinely drive across FlightLevel’s leaseholds and this often occurs daily,” Maguire wrote.

Maguire said he wanted the

April 15, 2021

Maguire also alleged that BEH would routinely shadow and film NAC member and Chair Ryan when they were at the airport. He also pointed to several other examples, including the alleged stalking of Ryan at his personal residence, BEH’s alleged practice of mailing its legal filings to the private residences of current and former Airport Commissioners and Maguire, the unauthorized use of photos of Maguire and NAC members on Donovan’s website NorwoodAirport.com, the alleged postings of NAC member Michael Sheehan’s divorce proceedings on the website mentioned above, and two past incidents recorded by the NPD from 2015 and 2008 respectively involving alleged illegal activity by BEH.

Maguire ended stating that BEH has made “personal attacks, provocations and characterizations of myself, current and former Airport Commissioners, the Town Manager and Assistant Manager, among other Town officials.” He said he hopes the NPD looks into the matter.

Legal Notice

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ZONING BOARD OF APPEAL
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Access Code: 464-775-693 <http://www.norwoodma.gov/>, via the Gotomeeting link: <https://global.gotomeeting.com/join/464775693>

or by contacting the Zoning Board of Appeal via email at zoningboard@norwoodma.gov.

This Application requests a Special Permit under the General Laws of the Commonwealth of Massachusetts to allow:

A Fitness Center use within the Limited Manufacturing (LM) Zoning district.

The applicant seeks a Special Permit in accordance with section 3.1.5 F (10) and 10.4 of the Zoning Bylaw.

Plans are on file with this application in the office of the Zoning Board of Appeal and may be requested by emailing zoningboard@norwoodma.gov or by calling 781-762-1240 ext. 6064 Monday – Thursday, 8:00 am – 4:00 pm.

BOARD OF APPEAL
Thomas Brady, Chairman
Philip W. Riley
Scott Murphy

Norwood Record: 04/08/21, 04/15/21

St. Jude’s Novena

May the Sacred Heart of Jesus be adored, glorified, loved and preserved throughout the world, now and forever. Sacred Heart of Jesus pray for us. St. Jude, worker of miracles, pray for us. St. Jude, helper of the hopeless, pray for us. Say this prayer 9 times a day. By the 9th day your prayer will be answered. It has never been known to fail. Publication must be promised. Thank you St. Jude. My Prayers were answered.

In gratitude for helping me.

—J.W.D

Tell ‘em
what you
think with a
Letter To
The Editor



Please write to:
Norwood Record
661 Washington St,
Suite 202
Norwood, MA 02062
Tel: (617) 361-8400
Fax: (617) 361-1933
e-mail us at
news@norwoodrecord.com

Please include your name,
address & telephone number.
Unsigned letters will not be
published.

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Gillooly Funeral Home
126 Walpole Street • Norwood
781-762-0174

A Family Service Affiliate of AFFS/Service Corp. Int'l. 206 Winter St., Fall River, MA 02720 • (508) 676-2454

Virtual Seminar

Saturday:
May 8, 2021
1:00 p.m.

Gillooly Funeral Home
126 Walpole St., Norwood

*Please RSVP
781-762-0174
By Thursday,
May 6, 2021*



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BOARD OF APPEAL
Thomas Brady, Chairman
Philip W. Riley
Scott Murphy

Norwood Record: 04/08/21, 04/15/21

**LAW OFFICES OF
CHRISTOPHER G. TIMSON, P.C.
COUNSELLOR AT LAW**

89 ACCESS ROAD, SUITE 21
NORWOOD, MASSACHUSETTS 02062
(781) 551-8900
Facsimile (781) 551-8906
cgt@timsonlaw.com

March 22, 2021

Via Hand Delivery

Town of Norwood
Norwood Board of Appeal
566 Washington Street
Norwood, MA 02062

Re: Zoning Board of Appeals Application
Jumbo Capital Management, LLC
1400 Boston-Providence Highway, Norwood, MA

Dear Sir/Madam:

Enclosed for filing please find the following:

1. Board of Appeal application containing one (1) original and four (4) copies.
2. Six (6) copies of plans/renderings.
3. One (1) request for abutter's list.
4. Filing Fee in the minimum amount of \$500.00 (to be supplemented upon request).

Please process the request for the abutter's list and schedule this matter for a hearing.

Thank you.

Very truly yours,

LAW OFFICES OF
CHRISTOPHER G. TIMSON, P.C.



CHRISTOPHER G. TIMSON

CGT/bt

Enc.

Cc: Andrew Tanner

**Town of Norwood
BOARD OF APPEAL APPLICATION**



Date: 3/18/2021

Fee: _____

Name of Applicant: JUMBO CAPITAL MANAGEMENT, LLC Phone: 781-844-3966

Mailing Address: 40 CHRISTOPHER G. TIMSON 89 Access Rd, Suite 21 Norwood MA
02062

Email Address: ctimson@timsonlaw.com

Location of property involved: 1400 ^{Boston} Providence Highway

Current owner of property: JUMBO CAPITAL

Zoning district: LIMITED MANUFACTURING (LM)

Inspector of Buildings/Zoning Enforcement Officer – Date permit denied: _____

Attention: Please be concise in your request for relief. The lack of specific details may result in your application being deficient.

1. This Application requests a SPECIAL PERMIT under Section 10.4 of the Zoning Bylaw to allow Conversion of 12,000 sq. ft. of Building #3 to Fitness Center use per 3.1.5 (F) 10. See attached Memorandum in Support for details.

2. This Application requests a VARIANCE under the General Laws of the Commonwealth of Massachusetts to allow _____

_____ pursuant to Section _____

BOARD OF APPEAL APPLICATION
(Continued)

3. This application requests a Comprehensive Permit Pursuant to Massachusetts General Laws, Chapter 40B, Section 20 through 23 to allow _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
4. This application requests an APPEAL from the action by _____
- _____
- with respect to _____
- _____
- _____
- _____
- _____
- _____

In the event of a lengthy application, please attach additional requests to this application.



Signature

Attorney for Owner/Applicant

Relationship to involved property

3/19/2021

Date

PLEASE NOTE: THE APPLICANT IS ADVISED THAT WHILE THE BOARD STAFF MAY ASSIST ON PROCEDURAL MATTERS, NO LEGAL OR OTHER ADVICE SHALL BE GIVEN. IT IS THE RESPONSIBILITY OF THE APPLICANT TO DETERMINE CHAPTER AND SECTION NECESSARY FOR THE APPLICATION TO BE ACCURATE. OTHERWISE, THE APPLICANT MUST LOOK TO THEIR OWN ATTORNEYS OR OTHER ADVISORS IN THIS REGARD.

**MEMORANDUM IN SUPPORT OF SPECIAL PERMIT APPLICATION FOR
CONVERSION OF 12,000 SQ. FT. OF BUILDING 3 TO A FITNESS CENTER USE AT
1400 PROVIDENCE HIGHWAY, NORWOOD, MA**

INTRODUCTION:

1400 Providence Highway is a parcel in the LM District fronting on Route 1A which contains three buildings historically used in a mixed fashion for office, manufacturing and warehouse uses. The parcel contains 18 Acres of land. Building #1 contains approximately 12,009 sq. ft. of space; building #2 contains approximately 72,826 sq. ft. of space and building #3 which is the subject of this application contains approximately 61,102 sq. ft. of space currently used as a mix of office, manufacturing and warehouse space. The applicant seeks to convert approximately 12,000 sq. ft. of building #3 to a "Fitness Center". The fitness center lessee will run an "American Ninja Warrior" themed fitness center for children, youths and adults. The property has frontage on Providence Highway making it ideal for this type of use. The applicant does not plan to add any new signage for the fitness center use other than a name and logo on or above the entrance door and on the building directory which will be the subject of a separate filing, if necessary and the fitness center's lease will prohibit any signage which is not properly permitted by the Town and approved by the owner. Should the sign situation change in the future, the applicant or lessee would need to file the appropriate and necessary permit application(s) for signage under Norwood's by-laws.

SPECIAL PERMIT CRITERIA

A. Section 10.4.2 Criteria.

The Applicant has not submitted a permit application with the Norwood Building Inspector because all of the building permit work is interior remodeling, but has consulted with said Inspector who indicated that a Special Permit for Fitness Center Use would be required pursuant to Norwood Zoning By-Law Sections 3.1.5 (F) 10 and Section 10.4. Section 3.1.5 (F) 10 is the Principal Use Table indicating that a Fitness Center use is available in the LM District by Special Permit from the ZBA. Since this is an existing LM structure and use in which only a 12,500 sq. ft. portion of an existing 61,102 sq. ft. building (#3) is involved, there is no issue regarding the dimensional requirements of the lot. Section 10.4.2 provides the criteria for the ZBA to grant the Fitness Center Special Permit.

Section 10.4.2 of the Norwood Zoning By-Law requires the ZBA to find that "the proposed use will not outweigh its beneficial impacts to the Town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site..." The ZBA is required to take into account the following:

- 10.4.2.1 Social, economic and community needs;
- 10.4.2.2 Circulation;
- 10.4.2.3 Utilities and other public services;
- 10.4.2.4 Environmental Impacts;
- 10.4.2.5 Land Use Compatibility;
- 10.4.2.6 Visual Compatibility
- 10.4.2.7 Fiscal Impacts; and
- 10.4.2.8 Process

Consideration of these factors weighs in favor of granting the special permit. (1) There is a need for recreation facilities that allow children, youths and adults to use their bodies and gain physical skills and agility. The "American Ninja Warrior" concept is a fresh and new take supported by a nationwide popular television show that has peaked youngsters' interests in physical fitness. Maintaining and improving the physical fitness of local youth is certainly something the Town and its residents want and need. While the focus is on children and youths, the business will attract adult users as well. The fact that the Zoning By-Laws permits Fitness Centers in the LM District is evidence of this, in and of itself. The business will provide employment opportunities for Norwood residents. Converting approximately one sixth of existing building #3 that permits youth fitness up to the highest levels in this easily accessible Providence Highway location would be beneficial to the Town. (2) Traffic flow and safety including parking and loading are not negatively affected by the proposed use. The planned activity will be to provide pre-arranged instructional sessions to up to 24 children, youths and adults several times per day during after school hours and weekends when the parking needs for the other businesses in the property are minimal. It is expected that many parents will drop off their child(ren) for the start of the session then pick them up after the session ends rather than park. Staff are expected to be two (2) dedicated full time staff with an additional two (2) part time instructors. For any special events like weekend children's birthday party events an additional two (2) part time special event staff may be engaged. So even when all expected employees are present, there would be 32 dedicated parking spaces available. The use is not expected to generate parking needs beyond the 38 spaces available under the lease, however, keeping in mind that the nature of the fitness business dictates that peak parking is generally not during the 9:00 am-5:00 pm workday or Monday-Friday work week meaning that there would be parking spaces dedicated to other businesses that would likely be available during the busy times for the proposed business if there were unanticipated overflow. A parking space analysis indicates that the property has 441 total spaces and based upon the parking regulations there are 77 parking spaces available in the Ninja Fitness use reaches its occupancy potential of 100 participants and 25 spectators. Under the Norwood regulations (6.1.3 I) which require one space for every two "participants" and one space for every three "spectators" the maximum capacity would require 62.5 parking spaces plus 2.4 spaces for 600 sq. ft. of office space for a maximum total of 65 parking spaces which is under the 77 spaces available. In addition to ample parking, there is a sufficient entrance and exit area that has successfully serviced three buildings aggregating approximately 145,000 sq. ft. of mixed-use commercial floor area for many years. The entry/exit on Providence Highway will have no more impact than any other Providence Highway commercial business. Again, the proposed Fitness Center use has peak usage generally during off peak traffic times both for commuting and for the other businesses that occupy the multiple buildings in this property. Parking and loading should not be a concern because ample parking spaces surround the building which will prevent any loading or unloading on a public way, again promoting safety. (3) There are adequate utilities and other public services available to the proposed location. All necessary utilities are already at the property and in the building which is existing. The parcel benefits from access to Town Sewer and since it is existing it will not present any new or unusual public safety concerns or access issues. (4) There is no exterior construction so there is no need for Conservation Commission filing nor will there be any activity that would harm trees and other environmental features of the land. (5) The property sits on the commercial stretch of Providence Highway which is uniquely suitable for commercial enterprises such as this. The land is already in use for commercial activity as it is an existing commercial mixed use building so it will not be preventing a better alternative use of the property. (6) The structure will not change in terms of the exterior so it will be no less visually compatible than the existing structure. (7) It is likely that the interior renovation this project involves will increase the assessed value of the

building and thus, there will be a positive impact on the Town's tax base via the property tax generated by the parcel. There may be a positive impact on employment to the extent local tradesmen and craftspeople are employed to assist in the construction as well as to the extent locals are hired as employees of the business. (8) Since the renovation is all interior and there is no visual impact on neighbors and the property will continue to be used as mixed commercial it is anticipated that there will be no impact on abutters and thus, there has not been any discussion with abutters about the project.

CONCLUSION

The Purpose of the Zoning By-Laws is stated in Section 1.1 and states as follows:

...to encourage the most appropriate use of land throughout the town, and to increase the amenities of the Town...

Based upon the history of this parcel as a longstanding three (3) building aggregate mixed use commercial aggregating approximately 145,000 sq. ft., located on multilane access Providence Highway the conversion of 12,500 sq. ft. of building #3 to a Fitness Center use is an appropriate use the benefits of which to the Town and its citizens will be no more detrimental than the current commercial use.

Respectfully Submitted,



CHRISTOPHER G. TIMSON

B.B.O. #553120

89 Access Road, Suite 21

Norwood, MA 02062

(781)551-8900

ctimson@timsonlaw.com

1400 BOSTON PROVIDENCE HIGHWAY PARKING ANALYSIS

A. **Total Existing Parking Spaces: 441** plus reserve area adjacent to existing parking (see attached reserve parking diagram).

B. **Parking requirements before adding NINJA use is 364** parking spaces plus reserve for 34.

<i>Property</i>	<i>Wrhse Man./Prod.SF @1/500 sq. ft.</i>	<i>Wrhse. Storage Sf @1/2000 sq. ft</i>	<i>Office SF @1/250 sq. ft.</i>	<i>Total Parking</i>
Building #1	4,268 SF		15,793 SF	71 (63.1 office+ 8.5 Wrhse.)
Building #2	38,573 SF		34,001 SF	213 (136 office+77 warehouse)
Building #3	12,926 SF	22,692 SF	10,749 SF	80 (43 office+37 warehouse plus show reserve area for 34)
Total	55,767 SF	22,692 SF	60,543 SF	364 plus 34 reserve

C. **Parking requirements for NINJA (appr. 12,000 sq. ft.): 62.5** parking spaces.

<i>Office @1/250 sq. ft.</i>	<i>Participants @1/2 Participants</i>	<i>Spectators @1/3 Spectators</i>	<i>Total NINJA</i>
600 sq. ft.	100 Participants Max	25 Spectators Max	60.4 (2.4 office+ 50 Prticipnt+ 8 Sptatr)

D. **Total Number of existing Spaces: 441** plus reserve for 34. **Total number required for existing plus NINJA 424.4** plus reserve for 34.

[illegible]

ALTA/ACSM Land Title Survey
1400 Providence Highway
Norwood, Massachusetts

Scale: 1" = 40'	Drawn By: RPH	Date: RPH12/3-5
Date: 4/7/00	Checked By: scc	Date: 2/8/00

REVISION - DATE	SHEET 1
	46
	JOB NO.
	2878

AMERICAN NINJA WARRIOR
1400 BOSTON PROVIDENCE HIGHWAY NORWOOD, MA



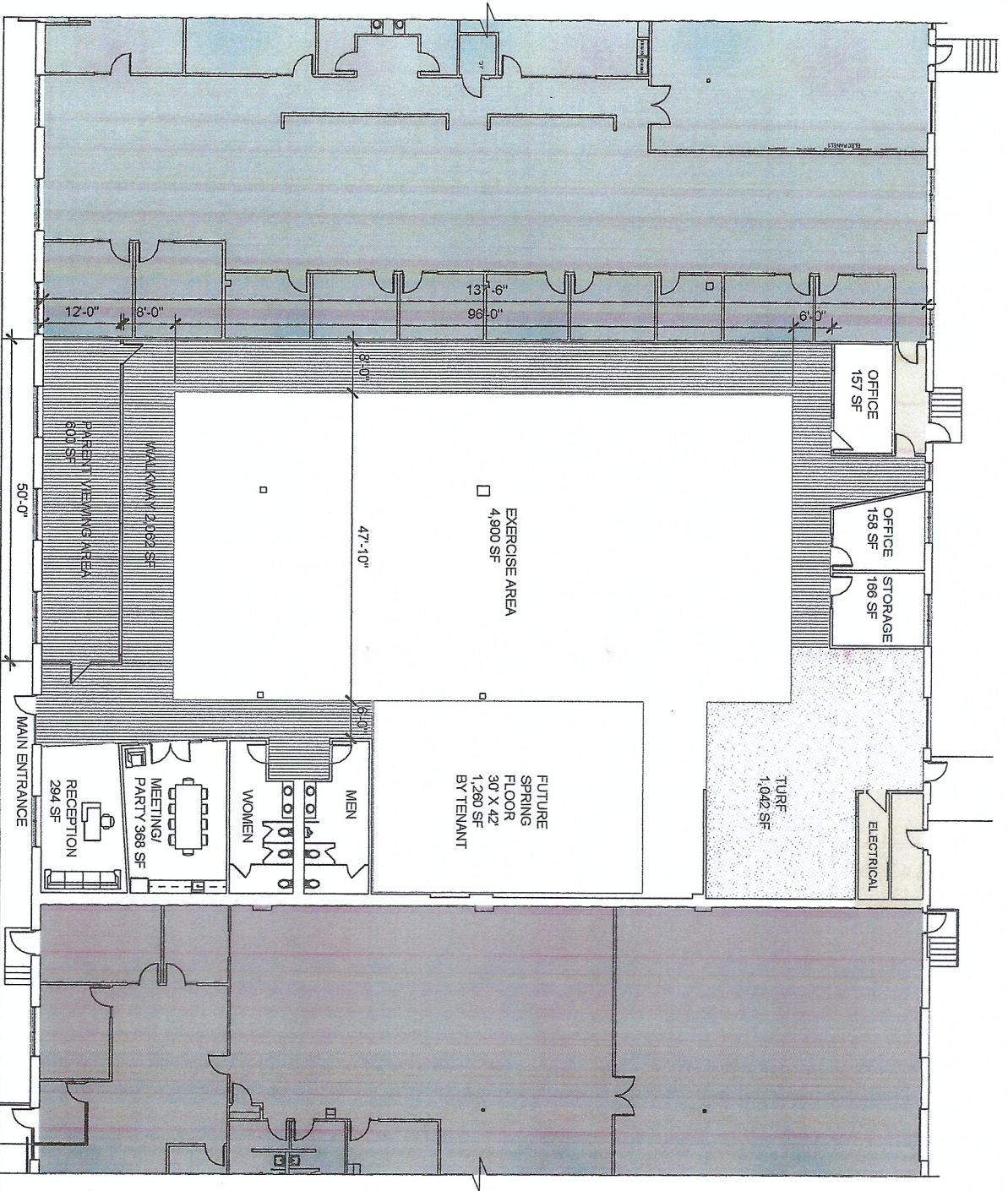
BLDG 3 - SUITE 3,200
Drawn by: TAP

BA # 220157

Scale: 1/16" = 1'-0"
Date: 3.19.2021

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KEY

	EXISTING PARTITION		EXISTING DOOR
	NEW PARTITION		NEW DOOR
	DEMOLISH PARTITION		DEMOLISH DOOR
	NEW GLASS		PROPOSED TENANT
	BUILDING COMMON		EXISTING TENANT

NOTE: ALL FURNITURE, WORKSTATIONS, & APPLIANCES TO BE PROVIDED BY TENANT.



TOWN OF NORWOOD

BOARD OF APPEAL

AFFIDAVIT

for Publication and Sign

With respect to the hearing on my petition before the Board of Appeal, outlined in

the attached notice form, I Christopher G. Tinsin of Norwood, MA

A. Caused to be published in the Norwood Record on April 8, 2021
(Name of Newspaper) (date)

and April 15, 2021 a notice in the attached form, and that attached
(date)

hereto are copies of the newspaper containing such notice.

B. Caused to be posted a notice of the hearing upon the property in question,
sized and located so as to be legible from the street.



(Name)

89 Accord Fd. Suite 21

(Address)

Norwood, MA 02062

Signed under the pains and penalties of perjury this 29th day of April, 2021.

competitor and the subject of at undertake every three years. He

Legal Notice

**TOWN OF NORWOOD
ZONING BOARD OF APPEAL
PUBLIC HEARING NOTICE**

Notice is hereby given that the Board of Appeal of the Town of Norwood will hold a PUBLIC HEARING on May 4, 2021 at 7:30 PM on the request of Gammeter Builders & Developers Inc. (Case #21-140) with respect to property located on 1400 Boston Providence Highway in a Limited Manufacturing (LM) Zoning District. This meeting will be conducted digitally using GoToMeeting software. Participation may be accessed through a computer, tablet or smartphone. United States: +1 (669) 224-3412

Access Code: 464-775-693 <https://www.norwoodma.gov/>, via the GoToMeeting link: <https://global.gotomeeting.com/join/464775693> or by contacting the Zoning Board of Appeal via email at zoningboard@norwoodma.gov

This Application requests a Special Permit under the General Laws of the Commonwealth of Massachusetts to allow:

A Fitness Center use within the Limited Manufacturing (LM) Zoning district. The applicant seeks a Special Permit in accordance with section 3.1.5 F (10) and 10.4 of the Zoning Bylaw.

Plans are on file with this application in the office of the Zoning Board of Appeal and may be requested by emailing zoningboard@norwoodma.gov by calling 781-762-1240 ext. 6064 Monday - Thursday, 8:00 am - 4:00 pm

BOARD OF APPEAL

Thomas Brady, Chairman
Philip W. Riley
Scott Murphy

Norwood Record: 04/08/21, 04/15/21

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reasonable time the lease.

"In contrast note that bo Donovan Sr. Donovan Jr. across flight and this offer. Maguire wrote Maguire said

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ZONING BOARD OF APPEAL
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BOARD OF APPEAL

Thomas Brady, Chairman
Philip W. Riley
Scott Murphy

Norwood Record: 04/08/21, 04/15/21



School Committee *continued from page 1*

all of the logistical issues that come along with overcrowded elementary schools in moving those fifth graders up to the new middle school,” Haberlin added. “But there was also concern about the social and emotional aspect about being a fifth grader in middle school. In my personal experience, I was a very different person between fifth grade and sixth grade.”

DiShiro noted it “could possibly be beneficial” to move the fifth graders to a middle school environment because they would be exposed to new educational opportunities.

“I think the main reason I was so different from fifth grade and sixth grade was meeting all these new friends and learning all this new stuff,” he explained.

Beades noted that, by placing the fifth graders closer to the sixth graders and not having them switch periods, it would be like “a mini school within a school.” This would help ease the transition – which many students have said in the past they find difficult – between elementary and middle school.

“I feel like the fifth-graders will have more opportunities in STEM,” she added.

“And they want to expand the world language program to the fifth grade, which they currently don’t have right now. Speaking from experience, I would have loved to have learned a foreign language earlier, because studies show it is easier to learn a foreign language when you’re younger.”

Beades described the “power difference” that will come when fifth graders will have to adjust to attending a middle school, when they thought they would be “top fish in the tank” in elementary school and would now be the middle school’s “bottom fish in the tank.”

She noted the elementary schools already are overcrowded and have no room to expand, particularly the Callahan. This would make the five-through-eight plan a more feasible option to her. Plus eight out of the twelve grades would be spent in state-of-the-art buildings.

DiShiro added that the schools should take advantage of federal funding for the project that would offset \$40 million of the total project cost that may not be available in the future.

“Just being able to hear our students talking about real issues in such an adult way and

so informed just really makes me and all of us so proud of how well you represent not only the high school but the Town of Norwood,” Thomson said. “I just feel lucky that you’re our students.”

“You did a fantastic job just now in advocating a really hard decision,” added Stewart. She noted that the School Committee has talked about having student representation on the committee, which will hopefully happen in the 2022 year.

“I just love to see that civic engagement,” Bodenhofer noted. “It gives me hope for the future that there will volunteers who will continue to be involved.”

The committee members also took the opportunity to thank Catania for his service during a particularly challenging term.

Anne Marie Mazzola, the newest member, noted that she was never able to serve in the same room as Catania because of COVID-19, meeting only virtually.

“On my first year on the committee, I really didn’t get to see you face to face,” she said with a laugh. “But thank you for being so welcoming to me and really everything you’ve done on the committee

this year. I wish you the best of luck.”

“You and I were often on opposite sides of the spectrum in executive sessions,” Dr. Joan Giblin added. “But I enjoyed learning from you and having my viewpoints stress-tested in the best possible way. That is what is supposed to happen.”

Bodenhofer noted the challenges the committee has faced during Catania’s tenure, including the override, the middle school building project and the largest being the pandemic.

“I am so glad that you were here to go through those, and I really appreciate you stepping up,” she said.

She also reminded the Town that it is governed by volunteers.

“I know that people don’t always agree with everything we’re doing,” Bodenhofer said, “but I have really been pleased with how many people have volunteered their time and put themselves out there.”

Stewart complimented Catania on his professionalism and dedication on the mental health and substance abuse pro-

gram, which the two had worked on together before COVID-19 had interfered.

“As my term draws near its end, I’d like to say it’s been an honor and a privilege to serve this community,” Catania said. “In a period of historical, political and economic strife, channeling my energy into the work of the School Committee helped me feel that I was making a difference.”

One thing he said he learned was how complicated the task of educating a child is and all of the facets involved.

“As a student, you see your teachers,” he explained. “But the coordinated effort of everyone in a school system is the unseen foundation that makes classroom foundation possible.

“As I step down, I salute the current members of this committee for their continued dedication, and I welcome the future members yet to come,” Catania added. “School Committees are improved by different and varied points of view, provided that everyone continues to work towards the same goal – supporting the best education and opportunities possible for all of our students.”

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Legal Notice

**TOWN OF NORWOOD
ZONING BOARD OF APPEAL
PUBLIC HEARING NOTICE**

Notice is hereby given that the Board of Appeal of the Town of Norwood will hold a **PUBLIC HEARING on May 4, 2021 at 7:30 PM** on the request of Gauranteed Builders & Developers Inc., (Case #21-10) with respect to property located on **1400 Boston Providence Highway, in a Limited Manufacturing (LM) Zoning District**. This meeting will be conducted digitally using Gotomeeting software. Participation may be accessed through a computer, tablet or smartphone. United States: +1 (669) 224-3412

Access Code: 464-775-693 <http://www.norwoodma.gov/>, via the Gotomeeting link: <https://global.gotomeeting.com/join/464775693>

or by contacting the Zoning Board of Appeal via email at zoningboard@norwoodma.gov.

This Application requests a Special Permit under the General Laws of the Commonwealth of Massachusetts to allow:

A Fitness Center use within the Limited Manufacturing (LM) Zoning district.

The applicant seeks a Special Permit in accordance with section 3.1.5 F (10) and 10.4 of the Zoning Bylaw.

Plans are on file with this application in the office of the Zoning Board of Appeal and may be requested by emailing zoningboard@norwoodma.gov or by calling 781-762-1240 ext. 6064 Monday – Thursday, 8:00 am – 4:00 pm.

BOARD OF APPEAL

Thomas Brady, Chairman
Philip W. Riley
Scott Murphy

Norwood Record: 04/08/21, 04/15/21

Airport *continued from page 1*

company unfairly when it was attempting to establish itself as a Fixed-Base Operator (FBO) so that the company could sell fuel at the airport, as well as other services. It has sued numerous times, both against the Town and the current fixed-base operator (FBO) FlightLevel and has accused the Town of favoritism relative to Flight Level.

Maguire’s letter detailed an incident that took place on March 25, 2021 at the Norwood Airport. The incident involved Maguire, Epsilon Associates Environmental Consultant Dan Fefer, BEH owner Christopher Donovan Sr. and his son Christopher Donovan Jr.

Donovan Sr. asserted in an email to the Bulletin and several Town officials that he believed that Maguire and an employee of FlightLevel (BEH’s primary competitor and the subject of at

least one current lawsuit from BEH against FlightLevel and the Town of Norwood) were coming onto BEH’s property for unknown reasons.

Donovan's email sparked a response from Maguire, particularly – according to Maguire – because of the ending of Donovan Sr.’s email:

“I have found NAC members on our property before, working with FLN, unannounced,” Donovan Sr. wrote. “I fear for our facility, aircraft and property. Francis and others have knowledge that could imperil my life as well as our clients.”

Maguire said he and Fefer were checking stormdrains as part of Stormwater Pollution Prevention Plan he said the Airport and any lessees that deal with fuel sales and storage have to undertake every three years. He

The Norwood Record

said Donovan Jr. first approached he and Fefer and recorded them. Donovan Sr. was then on the premises, and both Maguire and Donovan Sr. stated that Donovan Sr. approached Maguire to speak with him. Maguire said because of past incidents with Donovan Sr., he and Fefer left the area, claiming they spent only a few minutes near BEH’s leasehold. Maguire included a detailed text explanation of security camera footage from the incident as well.

Maguire said Donovan Sr. “began yelling to Mr. Fefer and I from across the West Apron,” he stated. “I noted that Mr. Fefer was visibly nervous.”

Donovan Sr. said he did not get any notice from the Airport that someone would be coming down to inspect the drain, which is why he approached Maguire. Maguire said the lessor (the Airport) does not have to give lessees notice for inspections at reasonable times of day as per the lease.

“In contrast, it’s important to note that both Christopher Donovan Sr. and Christopher Donovan Jr. routinely drive across FlightLevel’s leaseholds and this often occurs daily,” Maguire wrote.

Maguire said he wanted the

April 15, 2021

Maguire also alleged that BEH would routinely shadow and film NAC member and Chair Ryan when they were at the airport. He also pointed to several other examples, including the alleged stalking of Ryan at his personal residence, BEH’s alleged practice of mailing its legal filings to the private residences of current and former Airport Commissioners and Maguire, the unauthorized use of photos of Maguire and NAC members on Donovan’s website NorwoodAirport.com, the alleged postings of NAC member Michael Sheehan’s divorce proceedings on the website mentioned above, and two past incidents recorded by the NPD from 2015 and 2008 respectively involving alleged illegal activity by BEH.

Maguire ended stating that BEH has made “personal attacks, provocations and characterizations of myself, current and former Airport Commissioners, the Town Manager and Assistant Manager, among other Town officials.” He said he hopes the NPD looks into the matter.

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BOARD OF APPEAL

Thomas Brady, Chairman
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Scott Murphy

Norwood Record: 04/08/21, 04/15/21

St. Jude’s Novena

May the Sacred Heart of Jesus be adored, glorified, loved and preserved throughout the world, now and forever. Sacred Heart of Jesus pray for us. St. Jude, worker of miracles, pray for us. St. Jude, helper of the hopeless, pray for us. Say this prayer 9 times a day. By the 9th day your prayer will be answered. It has never been known to fail. Publication must be promised. Thank you St. Jude. My Prayers were answered.

In gratitude for helping me.

—J.W.D

Tell ‘em
what you
think with a
Letter To
The Editor



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Fax: (617) 361-1933
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TOWN OF NORWOOD
ZONING BOARD OF APPEAL
PUBLIC HEARING NOTICE

Notice is hereby given that the Board of Appeal of the Town of Norwood will hold a **PUBLIC HEARING on May 4, 2021 at 7:00 PM** on the request of Gauranteed Builders & Developers Inc., (Case #21-09) with respect to property located on **512 Walpole St., in a General Residence (G) Zoning District**. This meeting will be conducted digitally using Gotomeeting software. Participation may be accessed through a computer, tablet or smartphone. United States: +1 (669) 224-3412

Access Code: 464-775-693 <http://www.norwoodma.gov/>, via the Gotomeeting link: <https://global.gotomeeting.com/join/464775693>

or by contacting the Zoning Board of Appeal via email at zoningboard@norwoodma.gov.

This Application requests a Special Permit under the General Laws of the Commonwealth of Massachusetts to allow:

Reconstruction of a garage destroyed by fire with a new 24' X 24' garage in a diferent footprint than the previous garage. The proposed new garage will be smaller (12,960 SF) than the garage destroyed by fire (28,700SF).

The applicant seeks a Special Permit in accordance with section 5.7.3 of the Zoning Bylaw.

Plans are on file with this application in the office of the Zoning Board of Appeal and may be requested by emailing zoningboard@norwoodma.gov or by calling 781-762-1240 ext. 6064 Monday – Thursday, 8:00 am – 4:00 pm.

BOARD OF APPEAL

Thomas Brady, Chairman
Philip W. Riley
Scott Murphy

Norwood Record: 04/08/21, 04/15/21