

**Norwell Board of Selectmen
Meeting Minutes
August 10, 2016**

TOWN OF NORWELL
TOWN CLERK

2016 OCT 20 AM 9:53

Mr. Brown opened the meeting at 7:34pm, and introduced Ellen Allen, Gregg McBride, Alison Demong, Peter Smellie and Town Administrator Peter Morin. Mr. Brown said that the board had been in Executive Session to discuss a possible land acquisition and a pilot program.

Motion; made by Ellen Allen, seconded by Peter Smellie, to approve the agenda as written.

Unanimously voted

Citizen Comments

None

Selectmen's report

Ms. Allen reminded all about the severe water conditions in the area. PLEASE stop watering your lawns!! The Water Department is trying their best to conserve the Town's water supply. Please help.

Town Administrator's Report

None

7:35pm Janet Watson – Historical Commission applicant

Ms. Watson introduced herself to the board and gave her background and reasons for wishing to join the Norwell Historical Commission.

The board thanked Ms. Watson for her application. Another applicant will be interviewed at the next meeting.

7:40 Public Hearing – RPWM License, Norwell Mobil Mart License application

Motion; made by Ellen Allen, seconded by Peter Smellie, to open the public hearing for the application to sell wine and malt at the Mobil Mart at 89 Washington Street. Unanimously voted
Peter Smellie read the notice of public hearing.

Walter Sullivan, attorney for the applicant, gave a summary of the applicant/owner's history of business residence in the Town, along with his proposed plan to sell wine and beer in one cooler. The station owners are TIPS certified, and will require the same of any help who will be selling alcohol.

Mr. Brown reviewed the Town departments' responses and stated that all are in order. Mr. McBride asked about the hours of operation. Mr. Sullivan replied that they would like the same hours as Kappy's Liquors, but would be amenable to a lesser number of hours to start. Mr. Brown would like to approve hours of operation that match those of the Town's other mini mart with the same license, which would be less hours than this requested amount.

Ms. Allen asked about the number of licenses remaining in the Town's quota. The board asked if Mobil Mart will actively monitor sales like the Sunoco Mini Mart; answer - yes. There is once a month monitoring.

All discussed the proposed hours, using the Sunoco Mini Mart and Kappy's as examples. Mr. Morin stated that Chief Ross asked that all employees selling alcohol be required to have TIPS certification. The board concurred.

The current hours of operation were reviewed. The decision was made to grant the license for the same number of hours as the Sunoco Mini Mart.

Motion; made by Ellen Allen, seconded by Peter Smellie, to approve the RPWM license request from Norwell Mobil Mart, Inc., 89 Washington Street, subject to TIPS certification for all employees selling alcohol, for the hours Monday-Saturday: 9AM to 11PM, Sunday: 10AM to 6PM. Unanimously voted

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8:00 Public Hearing – National Grid Pole Hearing, South and Mill Street, Cont'd.

Mr. Simon Yeong – National Grid representative

Motion; made by Ellen Allen, seconded by Peter Smellie, to continue the hearing for National Grid to replace two utility poles at South and Mills Streets, as indicated in the maps included in the packet. Unanimously voted

Mr. Yeong gave a recap of the pole request. He stated that Con Com gave permission for the pole installation nearest Third Herring Brook. Mr. McBride presented National Grid sketch details for the pole placements from the last hearing, stating that the pole (44) in the island at South and Mill Streets will be removed, and a new pole (45) will be installed near Third Herring Brook.

Nick Baraboli, 230 South Street resident, was present to express concern about the placement of new pole (44), and would like to request that it be moved 20-25 feet north up South Street, away from their driveway. Mr. Yeong and Mr. Baraboli reviewed the map and talked about the placement of the new pole.

National Grid had not contacted the homeowners as requested by the board. All discussed the map discrepancy further.

Mr. Brown would like to have National Grid address these issues with the homeowners before approving the pole replacement at a meeting.

Motion; made by Ellen Allen, seconded by Peter Smellie, to continue the pole hearing on South Street and Mill Street to September 7th at 8:00pm, and request that National Grid meet formally with the abutters to pole (44). Unanimously voted

Norwell Half Marathon Race Request, Cont'd.

Racewire representatives were present to discuss the race. Mr. Brown gave a recap of the discussion at the last meeting including traffic issues at the last race. The board understands that the route can't change, but will ask that the effort be made to contact all residents in the race route area. The board made suggestions to facilitate the interaction between residents and the race participants such as a training session for the race marshal volunteers, traffic cones in the tight road areas of the race (such as Till Rock Road) to keep the runners in one lane, etc. Mr. McBride addressed the idea of a change of route using the area around the high school. Racewire explained why this is not feasible. Prior notice of the race could be addressed to ensure that residents know the parameters and times that it would impact their neighborhoods. There will be two reverse 911 information calls and social media updates as well as emails from the Police Department. Chief Ross asked that Racewire add the Norwell Police Department phone number to the flyer for residents to call if they need to leave their homes.

Motion; made by Ellen Allen, seconded by Peter Smellie, to approve the request from Racewire, LLC for the South Shore Half Marathon on November 6, 2016, according to the course presented to the BOS, subject to the requirements noted by the Chief of Police. Unanimously voted

Kearsarge Pilot Program Acceptance

Mr. Brown introduced the program, stating that the board had been in Executive Session discussing the final details of this contract for a solar energy pilot program. Mr. Morin recapped the program and its benefits to the Town. It is a yearly cash payment to the Town of \$ 5-7.5K over 20 years, which is in addition to the annual savings from the net metering credits. The combination of these two items could total as much as \$800K. This is in line with agreements signed in comparable towns. The Town will also be receiving property taxes for the land underneath the solar canopy.

Motion; made by Ellen Allen, seconded by Peter Smellie, to authorize the Town Administrator to execute a community benefit tax agreement with Kearsarge Norwell, LLC. Unanimously voted

De-leading of Jacobs Farmhouse

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Ms. Demong gave a recap of the lead paint issue in the rental unit of the farmhouse, as well as the need for a property manager for the farm buildings. Also addressed was the use of the farm outbuildings and grounds by Town groups requesting event space. The Norwell Historical Commission would be in charge of requests and keep a master calendar. The current license agreement language is vague about outbuilding usage, and needs to be modified. Other Town boards interacting with the farm should have a designated point person. Agreements can be renewed in January for users of the farm. Mr. Brown would like to have an organization chart as there are a lot of moving parts to this property. Ms. Demong will work on this to help facilitate farm use. There is currently no rent charged to the farmers who lease the fields, as they pay with "in-kind" maintenance of the stone walls on the property.

The Town received a formal complaint about ADA violations at the farmhouse. The estimated costs for de-leading and repainting of the tenant apartment total about \$200K, and would return the unit to rentable status. CPA funds could be used to do this work. Ms. Demong would like the board to commit to de-leading the property.

Re: the formal ADA complaint from the Architectural Access Board; Mr. Kelliher has been working with Mr. Morin on a response to this complaint. They are also working with Town Counsel, stating that as a historic building it will not be altered, but the Town could improve the parking area, which really needs some repairs. All discussed the beginnings of a potential response (which must be conveyed to the board within a certain timeframe) but Mr. Kelliher has asked for additional time to address this due to the summer schedule. He is confident that the Town will be given the extra time to address this issue and the unique nature of the building. Residents attending the meeting asked about the possibility of alternate uses for the farmhouse which would not require de-leading, but Mr. McBride pointed out that the property would still be a liability for the Town. The NHC has voted to support the de-leading.

Mr. Brown asked for input from the board. Mr. McBride and Ms. Allen agree and support the de-leading. The ADA issues will be addressed when more information is available. The project is not about a monetary ROI. Historic project CPA funds are available for this project. There is value to having a tenant in the property, which is better than leaving it vacant, especially for insurance purposes. The board agreed that it is certainly worth getting additional opinions and going out to bid. The amount of CPA funding that is reserved for Historic projects is currently about \$208K.

Motion; made by Ellen Allen, seconded by Peter Smellie, to apply for CPA funds for the purpose of de-leading the Jacobs farmhouse, the amount to be determined. Vote: 4 voting yes, 1 voting no. Motion carried.

Ms. Demong would like to expedite the \$140K of CPA Article funds previously approved for projects at Jacobs Farm while there is no tenant.

Re: communication with other committees; Ms. Allen would also like to make a formal request to other committees who interact with the farm to designate a point person to speak for them on farm issues.

This topic will be an agenda item for the BOS meeting scheduled for September 14th.

Minutes approval

Motion; made by Ellen Allen, seconded by Peter Smellie, to approve the minutes of three BOS open meetings on 6/29/16, 7/13/16 and 7/28/16 open meeting minutes. Unanimously voted

Next BOS meeting

The date of the next meeting will be August 24th.

Adjournment

Motion; made by Ellen Allen, seconded by Peter Smellie to adjourn at 9:05pm. Unanimously voted

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Jason Brown, Chair