

**Norwell Board of Selectmen  
Open Meeting Minutes  
11/6/19**

TOWN OF NORWELL  
TOWN CLERK  
2019 DEC 13 AM 10:08  
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**Present:** Ellen Allen, Jason Brown, Alison Demong, Joe Rull, Bruce Graham, Peter Morin

The meeting was called to order at 6:50pm by Ellen Allen.

Ms. Allen stated that 40 River Street project is almost ready for occupancy.

Ms. Demong updated the board on the Carleton Property Committee's decision and vote to recommend placing the acreage into the following categories: 114 acres for conservation and roughly 9.3 acres for Community Housing and Recreation. The Carleton Property Committee will formally present this land use plan to the CPC and then the BOS at their 12/11/19 meeting. Assuming the CPC and BOS support the proposal, the Carleton Property Committee will bring it to the May 2020 Town Meeting for approval.

The board signed the MOU for the agreement with the Police Department union.

*Motion; made by Jason Brown, seconded by Bruce Graham, to approve the 9/11/19, 9/25/19 and 10/2/19 open meeting minutes. Unanimously voted*

Mr. Brown asked about the Massworks grant issue (the Town didn't receive any funding). Mr. Morin talked to state rep. DeCoste, who didn't really know why the Town was rejected. Ms. Allen will touch base with the Massworks consultant for an understanding of how the grants were awarded. Discussion ensued about the mall developer (PREP) and his responsibilities to each town affected by this large project. Mr. Morin will talk to Nancy Hemingway about the permit process and the Town's needs. PREP is not stepping up to provide any benefits (fixing streets, etc.) to Norwell in return for the disruption and considerable traffic that the mall will create.

Elevated Access will be attending next week's meeting to present their position and proposal to the Town to allow them a wider scope for their product. They are very frustrated with the state process to obtain a medical grow license only since the law has changed to allow recreational growing and retail sales. Ms. Allen will contact the state Cannabis Control Commission (CCC) to get their position on the new law with regard to a medical grow license.

All discussed the pros and cons of proposed changes to the current stormwater bylaw, which has limitations. The board debated the rules in surrounding towns that have a range of permitted lot sizes. The suggestion is to start at a higher lot size threshold and see how it goes. The Highway Surveyor would like to weigh in with 15,000 sq. ft. (1/4 acre) for a start. Would this be a substantial change?

**Update on Mark Merrifield**

Mr. Morin updated the board on this situation, reporting that the police went to check on his dog and the house when Mr. Merrifield was hospitalized. Health Agent Ben Margro condemned the property as the house was in terrible, unlivable condition. The dog was taken to the vet to be cared for. His mother has a no-trespass order so he can't live with her. She owns his house and wants to dispose of it, so he will not be allowed to return to this property. All discussed where he will live when released from the hospital.



## Other Business

Mr. Rull asked about next steps for the traffic study. Ms. Allen noted that the TSC is sending their recommendations to MassDOT based on the traffic study.

Mr. Morin informed the board that the Parkview Inn has filed a lawsuit against the town. He will send the motion to the board. This topic will not be discussed at tonight's Open Session.

## Future meetings

- 11/13/19 meeting – Elevated Access will attend the 7:30 session to discuss the current bylaw with regard to proposed changes

Stormwater bylaw update discussion – Glenn Ferguson and BETA Consultant Melissa Recos will attend

Con Com will provide an update on the Simon Hill project if no motion is filed

- 12/11/19 meeting - Carleton Property Committee

## Open Session – Osborn Room

The meeting was called to order at 7:36 by Chair Ellen Allen, who reminded all that the meeting is televised and recorded. All rose to recite the pledge of allegiance.

*Motion; made by Jason Brown, seconded by Alison Demong, to approve the agenda as written. Unanimously voted*

## Citizen Comments - None

## BOS Reports and Announcements

Today is the first day of the single use plastic bags ban. Stores would like to charge 10 cents for paper bags. The message to consumers is to bring your own bags. Stop and Shop will be a little late in removing the single use bags.

Ellen Allen asked residents to complete the online questionnaire for the master plan, which is on the Home Page of the Town website, as well as the Planning Board and Complete Streets pages. Mr. Graham recapped the first master plan survey done by the Town. A lot of those original ideas came from the first survey, so please participate in Norwell's future by completing the survey.

## Town Administrator's Report - None

## South Shore Habitat for Humanity (SSHH) project in Duxbury, CHT

Members of the CHT were present. CHT Vice Chair Liz Hibbard gave a short introduction, welcoming Martine Taylor and Noreen Brown of SSHH. Ms. Allen reminded all that SSHH built the AH property on Circuit Street.

Ms. Taylor showed a short film overview of SSHH's mission and invited all to visit their website for more information. The organization was started in the basement of UCC Norwell. The Circuit Street home is one example of what they can do. Ms. Taylor cited the staggering costs for housing right now, which is not affordable for most. She stated what the board has now heard many times – the south shore needs housing! She asked the board and the Town to please look at available land and see what you can do. The goal is to collaborate with towns to create more AH. The cost goal is \$65K-\$75K, with mortgages of \$800-\$900 per month. SSHH worked with the town of Duxbury on their project, which is just about completed. She showed plans for the SSHH houses in Duxbury, and noted that architects can adapt plans to suit the town. The income limitations for the project are 60% of area median income (AMI), with 3 units at 100% of

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AMI. Ms. Taylor added that usually the town is involved in the building plan process which is then overseen by SSHH.

Ms. Taylor invited the board to comment and ask questions. All gave positive marks to Ms. Taylor for SSHH's great work. The organization's projects are always home ownership, not rental and they will do rehabs if the project makes economic sense. In response to Ms. Demong's questions about acreage and CPC funding from the town, Ms. Taylor noted that the Duxbury CPC funded \$495K of the total project cost after donating the land. The project location is 934 Temple Street in Duxbury and the open house will be held on 11/16/19, from 11am to 1pm. Ms. Taylor gave the board the specs for the project's houses. Mr. Brown noted that each town has to work with AH in its various iterations while achieving the goal of fitting into the community. The mission of SSHH is one family at a time, but so much more housing is needed. This organization has very stringent guidelines and SSHH holds the mortgages. Buyers are well monitored and must be able to afford the mortgages, have good credit history and low or no debt. The families participate in the building process. SSHH is a 40b developer. Families must qualify for home ownership, there is a deed rider, and the property can be resold to another AH family. SSHH and the towns work with the state, who does the approval process for the houses to be added to the subsidized housing inventory (SHI). An average of 90% of homeowners are still in their HH homes, with only 3 foreclosures in the last 32 years. Up to 70% of the project can be local preference; SSHH works with the state on this process. Local preference is optional if the 10% AH goal is already met. CPC money will allow AH housing to go up to 100% of AMI, but only 60% and 80% AMI can be included on the SHI. SSHH does not work on age restricted projects. Questions were asked and answered about construction methods and volunteer labor. The goal is to get the volunteers building. Most of the mortgages are interest free, so equity builds up more quickly. SSHH has preferred lenders. As the AMI changes it does change the sale price. The Town usually has the first right of purchase, but most don't want to be the monitoring agent. Ms. Taylor encouraged the board to call the town of Duxbury for more information. Duxbury's CHT did the majority of the prep work and then brought in the developer. Ms. Taylor's advice to Norwell is to involve developers early in the process. In response to Ms. Demong's question, the typical CPA contribution from a town is about 25% of the project cost. CHT Chair Gregg McBride gave examples of the CPA investment in other AH projects: the 40 River St. project had CPA funding of \$66.6K per unit for the 18 units. Ms. Taylor gave a short overview of the planning process for the Town. The SSHH sources of funding are individual/corporate giving, CPA funding and grant programs. They are usually privately funded, but looking at government funding options. Ms. Taylor and Ms. Brown thanked everyone for their time.

#### **Victoria Hubbard – Application for Cultural Council**

Ms. Hubbard gave a summary of her background and reasons for applying to serve on this committee.

*Motion; made by Jason Brown, seconded by Alison Demong, to appoint Victoria Hubbard to the Cultural Council for a term expiring 6/30/22. Unanimously voted*

#### **Place Holder Warrant Articles-Winter Special Town Meeting**

Mr. Morin gave an overview of the 11 Articles that are proposed. There is only one from the CPC. The remainder of the Articles are discussion items from previous meetings (see the attached list). The stormwater bylaw Article will come from Con Com. The sign bylaw will be sponsored by the BOS and the Planning Board. Mr. Morin asked if the board had questions. The board discussed the estimated cost of the highway barn/Tree and Grounds consolidation (about \$5.5M). The Town Hall engineering and design will be about \$500K, with an estimated project cost of \$5M. The sources of funding for the Town Hall project will be bond or stabilization (Capital), the Highway project will be a bond. The Town could wrap these projects into a bond, but there several different financing options available. Unpaid Bills would be the only Article using cash. There will be a line item transfer for workers comp, but this Article could be delayed until the May Town Meeting; the \$50K could come out of Cash Reserves.



The CPC Article to fund the CCC restrooms will be on the May Town Meeting Warrant in answer to Mr. Brown's question; Mr. Morin stated that this winter meeting will be enough to reduce the duration of the May Town Meeting.

With respect to recreational marijuana cultivation, Elevated Access is planning to attend next week's BOS meeting about the possibility of cultivating recreational marijuana. The business would be cultivation and wholesale only, no retail activity. The Article could be sponsored by the BOS or could be a citizen's petition. The proposed assisted living overlay Article (citizens petition) will be on the May Special Town Meeting Warrant, which gives the sponsors separation from the Annual Town Meeting Articles.

Note: Invite Glenn Ferguson to come to a BOS meeting to discuss the \$5M for his highway barn.

*Motion; Made by Jason Brown, seconded by Bruce Graham, to close the Winter Special Town Meeting Warrant. Unanimously voted*

### **Traffic Study Committee Expansion Discussion**

The board discussed this topic with regard to former Selectman Gregg McBride, who was a member of this committee as the BOS rep, and would like to again be a member. The committee currently has no vacant seats, but the Chair, Police Chief Ted Ross, is on board with this expansion of the Traffic Study Committee. The board discussed this proposal and decided to create an Alternate seat.

*Motion; made by Jason Brown, seconded by Bruce Graham, to create an Alternate seat on the Traffic Study Committee, with voting privileges if a current committee member is absent and/or unable to vote. Unanimously voted*

*Motion; made by Jason Brown, seconded by Bruce Graham, to appoint Gregg McBride as an Alternate Member to Traffic Study Committee for a term expiring 6/30/22. Unanimously voted*

The board is meeting next week to discuss the Elevated Access proposed bylaw change, the stormwater bylaw update and a Con Com update.

### **Adjournment**

*Motion; made by Jason Brown, seconded by Bruce Graham, to adjourn at 8:44pm. Unanimously voted*

  
Ellen Allen, Chair

## List of Articles for the February 10, 2020 Special Town Meeting

<b>Article</b>	<b>Purpose</b>	<b>Submitted By</b>	<b>Page</b>
<b>1</b>	Unpaid Bills	Finance Director	
<b>2</b>	Line Item Transfers	Finance Director	
<b>3</b>	Community Preservation	Community Preservation Committee	
<b>4</b>	Community Preservation Jacobs Farm	Community Preservation Committee	
<b>5</b>	Approve PILOT for 40 River Street	Board of Selectmen	
<b>6</b>	Highway/Tree & Grounds Consolidation	Highway Surveyor	
<b>7</b>	Engineering and Design for Town Hall	Board of Selectmen	
<b>8</b>	Recreational Marijuana Cultivation	Board of Selectmen	
<b>9</b>	Sign Bylaw	Planning Board	
<b>10</b>	Storm Water Bylaw Amendments	Board of Selectmen	
<b>11</b>	Principal Assessor Position	Board of Assessors	
<b>12</b>	Speed Limits	Traffic Committee	
<b>13</b>	Zoning Self-Storage Right of Use Business B	BOS/Planning?	
<b>14</b>	Building Inspectors Transfer	Board of Selectmen	