

**Norwell Board of Selectmen  
Open Meeting Minutes  
1/8/20**

TOWN OF NORWELL  
TOWN CLERK  
2020 FEB -5 PM 2:27

**Present:** Ellen Allen, Jason Brown, Alison Demong, Bruce Graham, Joe Rull, Peter Morin

**Open Session**

**6:59** Ellen Allen called the meeting to order. All reviewed and discussed the settlement agreement with PREP for the Hanover Mall project. A special account will be set up for the settlement payments, which will not go into the general fund.

The Complete Streets discussion will be moved to next week's meeting.

MAPC grant ideas will be discussed next week at 6:45.

**Open Session, cont'd. – Osborn Room**

The Open Meeting session continued in the Osborn Room at 7:30pm. Chair Ellen Allen noted that the meeting is televised and recorded. All rose to recite the pledge of allegiance.

**Approval of Agenda**

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

**Citizen Comments - None**

**BOS Reports and Announcements**

Mr. Graham reminded everyone to complete the master plan survey on the Town website.

Ms. Demong reported that the Complete Streets Committee did not get the state grant funding for the next phase of the sidewalk. They will keep working on the planning for this project and reapply for the next round of funding.

She also reported that information business cards are available for residents who wish to sign up for the Norwell Emergency Management information line. They will be distributed at Town Meeting.

Ms. Allen reported that the BOS is voting tonight on the settlement agreement with PREP (Hanover Mall project developer), which addresses mitigation for the proposed development's future traffic impact on the South and Main Street intersection as well as other areas of the Town.

Mr. Morin recapped the background information about this issue and the potential lawsuit that could have been filed by the Town. PREP ultimately agreed to a settlement of \$300K, which can be used to mitigate traffic issues however it sees fit.

This settlement action shows a level of responsibility and good neighborliness on the part of the developer and Mr. Morin is recommending that the board act favorably. Ms. Allen commended Town Counsel, who did an excellent job negotiating this settlement.

*Motion; made by Jason Brown, seconded by Bruce Graham, to approve the settlement agreement between the Town of Norwell and PREP Hanover real estate, LLC. Vote: 4 yes, 1 no (Rull). Motion carried. Mr. Rull commented on his no vote, stating that, even with the settlement from PREP, the Town will still continue to be affected by this development. It is not adequate compensation, in his opinion.*

Ms. Allen announced that next week's BOS meeting will address multiple traffic issues including this mall development project.

### **Town Administrator's Report**

Mr. Morin reported that the Town did not receive the Community Compact IT grant this year. He will apply again next year for a grant to work on a different area of IT and address these current IT needs on our own. Per Mr. Morin, the challenges still remain, but the Town will use a different source of funding and get the work done.

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### **7:40 Public Hearing - Cheever Tavern, 690 Main Street, CVAA license**

*Motion; made by Jason Brown, seconded by Bruce Graham, to open the public hearing at 7:40pm. Unanimously voted*

*Clerk Joe Rull read the notice of public hearing published in the Norwell Mariner.*

Present for the hearing were Attorney Brian Fecteau, Michael Sheehan, CEO/owner, White Cap Performance, LLC and Stefania Healy, restaurant manager. Attorney Fecteau gave an overview of the proposed business. The seating capacity was updated to 70. Mr. Sheehan plans to open the restaurant as an upscale tavern, open for dinner to start, and then expand to lunch and brunch if all goes well. Music is planned for the outdoor patio only. He would like the restaurant to be known as an establishment with "familiar food with familiar people". All reviewed the maps of the building and parking lot plans. In response to Ms. Allen's question about plans for overflow parking, Mr. Sheehan noted some possibilities for the post office parking lot and other locations close by. The entrance will be from the parking lot on West Street rather than Main Street. The soft opening is planned for early March/April. The board complimented Mr. Sheehan on his plans, adding that this project speaks well as a beginning to the redevelopment of the Town Center.

*Motion; made by Jason Brown, seconded by Bruce Graham, to approve the Common Victualler All Alcohol License for Whitecap Performance, LLC, dba Cheever Tavern, 690 Main Street, Norwell, MA, 02061, hours of operation as follows: Monday to Thursday -11am-11pm, Friday-11am-11:30pm, Saturday - 9am-11:30pm, Sunday - 9am-10pm. Unanimously voted*

*Motion; made by Jason Brown, seconded by Bruce Graham, to approve the Common Victualler License for Whitecap Performance, LLC, dba Cheever Tavern, 690 Main Street, Norwell, MA, 02061, hours of operation as follows: Monday to Thursday -11am-11pm, Friday-11am-11:30pm, Saturday - 9am-11:30pm, Sunday - 9am-10pm. Unanimously voted*

*Motion; made by Jason Brown, seconded by Bruce Graham, to approve the Amusement License for Whitecap Performance, LLC, dba Cheever Tavern, 690 Main Street, Norwell, MA, 02061, hours of operation as follows: Monday to Thursday -11am-11pm, Friday-11am-11:30pm, Saturday - 9am-11:30pm, Sunday - 9am-10pm. Unanimously voted*

Ms. Allen invited comments from meeting attendees. Hearing none, she asked for a motion to close the public hearing.

*Motion; made by Jason Brown, seconded by Bruce Graham, to close the public hearing for the Cheever Tavern at 8:04pm. Unanimously voted*

### **Request for the 60 day extension for Sgt. Samuel Stetson house removal**

Ms. Allen recapped the status of the house, which has been sold to Mr. Dyer. He and Mr. DeGhetto asked if the house could be relocated to land on the Stetson property at the Town's expense, using the CPA funding originally voted to move the house to the Stetson Meadows Cemetery. Per Mr. Morin, such a use of the Article money is not allowable. Mr. Dyer is trying to find a location for the house that will be financially feasible, but for now, he will dismantle and store the house. He asked the board for an extension of 60 days on his purchase agreement to do this work as his schedule is currently full. Mr. Brown asked about any insurance liability on behalf of the Town. There is none, per Mr. Morin.

*Motion; made by Jason Brown, seconded by Bruce Graham, to approve the request for a 60-day extension beyond the original expiration date of the purchase agreement to move the Sgt. Samuel Stetson house. Unanimously voted*

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**Final Review of STM Articles and Decision re: STM Article for Zoning Self Storage in Business B**

Ms. Allen suggested that the board not move forward with the previously discussed Article to amend the zoning in business district B to include Self Storage facilities. The board concurred.

All discussed and made some edits to the sponsors of the Winter Special Town Articles.

Mr. Morin updated the board on the status of the Advisory Board's review/recommendations of these Warrant Articles. Most of them are completed, with the remainder to be reviewed at tomorrow's AB meeting. The Warrant will be sent to the printer on Friday with recommendations for all of the Articles except the stormwater bylaw update Article. Mr. Graham opened a discussion about whether it should be classified as a general or zoning bylaw. This determines whether it requires a simple majority or 2/3 majority (respectively) for passage.

**2020 License Renewals, Cont'd.**

Mr. Morin updated the board on his discussion with Town Counsel regarding the annual licenses for the Pilgrim Motel (Rehoboth House) and the Capeway Motel. Per Attorney Galvin, these businesses should be issued motel licenses consistent with the Park View Inn's current motel license.

*Motion; made by Jason Brown, seconded by Bruce Graham, to approve the annual motel license for the Capeway Motel, expiring 12/31/20. Unanimously voted*

*Motion; made by Jason Brown, seconded by Bruce Graham, to approve the annual motel license for the Pilgrim Motel (Rehoboth House), expiring 12/31/20. Unanimously voted*

Mr. Brown inquired about the status of the Park View Inn's appeal. Per Mr. Morin, the appeal hasn't moved forward. There is a variance appeal being reviewed and discussed by the ZBA for the two additional units they desire. There is no action needed by the BOS right now.

**Set 2020 Town Meeting Date**

*Motion; made by Jason Brown, seconded by Bruce Graham, to set the dates for the Annual Town Meeting and Special Town Meeting as May 4, 2020 and May 5, 2020. Unanimously voted*

**Set 2020 Town Election Date**

*Motion; made by Jason Brown, seconded by Bruce Graham, to set the date for the Town Election as May 16, 2020. Unanimously voted*

**Open Warrant for 2020 Special and Annual Town Meeting**

NOTE: Ms. Allen asked anyone considering an Article for this Warrant to **please write a draft of the Article prior to submitting the request to the Town Administrator.** Do not ask Mr. Morin to write the Article.

*Motion; made by Jason Brown, seconded by Bruce Graham, to open the Warrant for the Annual and Special Town Meeting to be held on May 4 and 5, 2020, with a proposed closing date of February 19, 2020. Unanimously voted*

**Set 2020 Annual Mileage Rate**

*Motion; made by Jason Brown, seconded by Bruce Graham, to set the 2020 mileage reimbursement rate at the IRS rate of 57.5 cents per mile, effective 1/8/20. Unanimously voted.*

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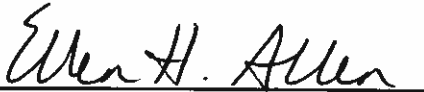
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**Future Meeting Agenda Topics**

Ms. Allen announced that next week's BOS meeting will include discussions of a variety of traffic topics and issues.

**Adjournment**

*Motion; made by Jason Brown, seconded by Bruce Graham, to adjourn at 8:25pm. Unanimously voted*

A handwritten signature in cursive script, reading "Ellen H. Allen", written in black ink over a horizontal line.

**Ellen Allen, Chair**