

TOWN OF NORWELL
TOWN CLERK

Norwell Board of Selectmen

Executive Meeting Minutes 2017 NOV 16 PM 3:18
11/1/17

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Present: Jason Brown, Gregg McBride, Ellen Allen, Alison Demong, Peter Smellie, Peter Morin

The open meeting was called to order by Chair Jason Brown at 7:05pm.

Discussion ensued about maintenance issues in Town Hall.

All would like to put the analysis of moving Town Hall to the Sparrell Building on an upcoming agenda, possibly leading to an Article on the Warrant for the spring Town Meeting. Further research will be forthcoming (Kang report). Mr. McBride would like to talk about the Town buildings at a future meeting, along with allocation of responsibility for their upkeep. The NHC got too much responsibility for the Town-owned historic structures and a better plan is needed.

Mr. Morin informed the board that an offer was accepted by Hanover resident Ted Nichols to be the new Facilities Manager.

The 21E – Hazardous Survey will be done for the Whiting Fields. No bid needed, just 3 quotes, and the identification of the funding source.

Executive Session

Motion; made by Alison Demong, seconded by Peter Smellie, to enter Executive Session for the purpose of discussing pending litigation at 7:15pm, returning to Open Session. Unanimously voted

Mr. Brown polled the board, stating that to discuss this topic in Open Session would be detrimental to the negotiating position of the Town; Demong voting yes, McBride voting yes, Allen voting yes, Smellie voting yes, Brown voting yes.

Mass Medi Spa Discussion

Mr. Morin updated the board on the latest news from Mass Medi Spa about potential financing. All discussed new medical marijuana facilities that have opened in the surrounding towns. Mr. Morin asked the board to name a deadline for Mass Medi Spa to have financing in place or withdraw from the agreement. All would like a term sheet by November 10th and a down payment by November 30th. Mr. Morin will respond in writing to the president of Mass Medi Spa with the board's decision.

Mr. Morin updated the board on the Mobil Mart appeal process. Their ABCC hearing is on 11/30/17.

All discussed the Grange Hall historic restriction draft. The board would like the NHC to review the draft before it is approved by the BOS. The discussion will be continued next week in Executive Session.

Mr. Morin updated the board on the Kelly property case and various Board of Assessor matters.

Motion; made by Alison Demong, seconded by Peter Smellie, to exit Executive Session, returning to Open Session at 7:32 pm. Unanimously voted

Mr. Brown polled the board; Demong voting yes, McBride voting yes, Allen voting yes, Smellie voting yes, Brown voting yes.



Jason Brown, Chair

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Open Session, cont'd.

The board returned to Open Session at 7:40pm.

Motion; made by Alison Demong, seconded by Peter Smellie, to accept the agenda as written with the following edits; move items a. and d. to future agendas. Unanimously voted

Citizen Comments – None

Selectmen's Reports and Announcements

The board gave a big thank you to the Norwell Fire, Police, Highway and Tree and Grounds departments for their hard work and support through the bad storm earlier this week.

Ms. Demong reported that the Jacobs Farm RFQ Committee interviewed 4 firms and reached a consensus on a potential candidate.

Mr. Brown invited all committee members and Town Hall employees to the Open Meeting Law training next Monday. The training session will also be televised on the local cable channels.

Town Administrator's Report

Mr. Morin thanked the residents for their patience and their responsible behavior during the storm and power outage. He also thanked his Town Hall staff for their support and assistance under difficult working conditions.

He announced that Ted Nichols, a resident of Hanover, has been hired as the new Facilities Manager. He will start work within the next two weeks.

Bay Path Lane Extension - Conservation Restriction Approval

Mr. Morin summarized this restriction, with supporting information from Conservation Agent Nancy Hemingway. The parcel is slightly over 10 acres of land with passive recreation and trails. The maintenance plan is spelled out. A payment of 30K was provided to the Town as funding for any potential future litigation. The BOS needs to accept and approve the restriction, after which the check can be deposited in an appropriate fund. Discussion ensued about the fund account setup. This is the same concept as the Wildcat CR, but that area has no funding. The fund amount is based on a percentage of the value of the land.

Motion; made by Alison Demong, seconded by Peter Smellie, to approve the conservation restriction for the Bay Path Lane extension; approved with a vote of 4-0-1 (Mr. Brown abstained as he is an abutter to this land on Bay Path Lane).

Selectmen Library Vote

Ms. Allen gave a summary of the handout on the Town's total debt service for excluded debt. Judy McConarty and Jeanne Ivas were present to answer any questions. Mr. McBride reported that he attended the Advisory Board meeting when this proposal was discussed. He added that, although this is a large amount of money because the Town is bound by the state rules, this is the only way for the Town to get a new library. Other comments were made by the BOS, who were generally in support of this project. Mr. McBride asked about fundraising efforts to date. Per Ms. Ivas, this activity is on hold until the Town Meeting vote and the debt exclusion override. Mr. Brown shared Mr. McBride's concerns about the state's method of handling the financial

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aspect of the project. He is also concerned about taxes increasing and the Town becoming unaffordable. He added that there has never been a funding source to work on the library and this project has been in the works for many years. Every possible scenario requires a debt exclusion. With the proposed option, the state is the partner; with other options the Town underwrites it all. The tougher question is the need, and Mr. Brown has heard many comments for and against the project. The proposed plan will provide more of a community center than just a library proper. Ms. Allen listed two options that could be offered at the spring Town Meeting that would reduce property taxes: reducing or eliminating the CPA surcharge and for residents over 60 an expansion of the Senior Tax Work Off program. She also added that the Town has changed its financial planning in the last 5 years to start budgeting for rebuilding the infrastructure.

Motion; made by Alison Demong, seconded by Peter Smellie, to support the library vote at the Special Town Meeting on December 4, 2017. Unanimously voted.

Ms. McConarty and Ms. Ivas thanked the BOS for their support. Ms. Ivas announced that there will be two information sessions on November 7th at 2:30 and 6:30. Ms. Allen would like the BOS to host an information session closer to Special Town Meeting, date TBD. She stated that residents need to know that all the issues have been addressed for this expensive project. She thanked Treasurer Darleen Sullivan for her hard work on the financing information for this project. Ms. Ivas added that the remnants of Mrs. Bennett's garden at the current library site will be preserved by the Beautification Committee, who will also help with its rehab.

Future Meeting Agenda Items

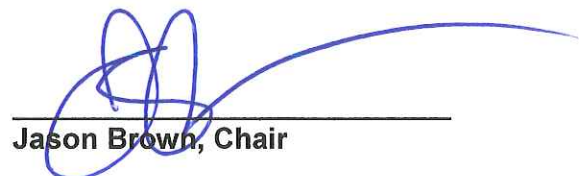
Nov. 8th –Potential land acquisition and contract discussions in Executive Session
Chief Bradeen Way status - next steps

TBD – Postponed from this evening's meeting:
Cemetery Committee – New Rates discussion
Approve Draft of Grange Hall Preservation Restriction
No Place for Hate applications

December meeting TBD – Review of BOS focus areas
Economic Development grant w/MAPC
FY 2019 budget
Move Town Hall to Sparrell Building

Adjournment

*Motion; made by Alison Demong, seconded by Peter Smellie, to adjourn at 8:13pm.
Unanimously voted*



Jason Brown, Chair