

**Norwell Board of Selectmen
Meeting Minutes
12/6/17**

2018 JAN 10 AM 10:01

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

Open session; 7:00pm

Jason Brown called the meeting to order. The board had a general discussion about agenda items prior to the session in the Osborn Room. The new Facilities Manager Ted Nichols was present. He was welcomed by the board and discussion ensued about the outstanding facilities projects list.

The session was called to order at 7:30pm in the Osborn Room.

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

Mr. Brown reminded all that the meeting is recorded and televised.

He announced that the Town has hired Ted Nichols as the new Facilities Manager. Mr. Nichols is a resident of Hanover and is well qualified to care for the Town's buildings. All discussed upcoming projects on Mr. Nichols's list.

Citizen Comments – None

Selectmen's Reports and Announcements

Mr. Brown announced the results of the Special Town Meeting vote which showed overwhelming support for the new library. He reminded all to vote on Saturday from 8am-6pm to approve the override. The ballot vote needs a majority to pass. Please vote.

Town Administrator's Report

Mr. Morin stated that the 21 E survey results were received for the Dolan property (Whiting Fields). Ms. Demong gave an overview of the report – there was no hazardous material found on the land.

MAPC/EDC Update and Discussion

3 members of the Economic Development Committee (EDC) were present for this meeting: Chair Rick Merritt, Mike Tobin and Pat Campbell

Metropolitan Area Planning Council (MAPC) members Mark Draisen and Josh Eichen were present to introduce themselves and to discuss and expand on their economic growth plan project.

Mr. Eichen gave an overview of the MAPC's economic growth plan project to be done in 4 phases:

Phase 1 will include a review of the businesses in the Town to get a baseline for the project.

Phase 2 will develop some recommendations based on their analysis of the Town.

Phase 3 will project different scenarios and do a broader assessment.

Phase 4 will produce an economic development plan for the Town to consider.

The MAPC team will probably be at Town Meeting in the spring. They would likely set up a table with information and materials to reach out to residents about this project. The time estimate is 5-6 months to complete the study and plan.

Mr. Draisen, the director of MAPC, introduced himself and gave a summary of the background and purpose of the MAPC. The group looks for common solutions and helps bring communities together. The MAPC also provides direct technical assistance to towns, most of which is free (towns pay tax dollars that are allocated to this group). The group also helps towns obtain grants when larger project support is needed. Every city and town is allowed to appoint one

person to the MAPC council of 134 members. The Town of Norwell's seat is currently vacant, and the group is hoping that the Town will consider appointing someone plus an alternate. Discussion ensued about the vacant seat.

As the MAPC's work covers land use issues, they could also provide land use planning advice. Mr. Draisen expanded on the list of topics for which towns can seek assistance, such as "clean energy". Funding is available twice a year from the MAPC. Send Mr. Eichen or Mr. Draisen an email to follow up on any areas of interest. The MAPC also represents the region at the state legislature. There are eight sub-regions that meet monthly (the South Shore Coalition, Norwell's sub-region, meets in Hingham).

EDC members Pat Campbell, Mike Tobin and Rick Merritt met with the MAPC this afternoon and gave them copies of Town Center rezoning proposals that have failed at recent Town meetings. The goal is to utilize Norwell's commercial property to a greater degree, which will hopefully provide some residential tax relief. The scope of this MAPC project is the two industrial parks and Queen Anne Corner. This study will not address Route 53. The hope is to keep the industrial parks commercially viable. The study will research development that would be acceptable to residents by asking for public feedback. Another check-in session with the project team will be scheduled for January. It is very important to have both EDC and BOS input on how to make resident outreach effective and informative. FYI, the MAPC organization also has 3 specialists in civic engagement on staff. Mr. Draisen invited the committees to please reach out for strategy ideas.

All discussed next steps and the proposed project timeline details, which range from December to the end of April.

Mr. Merritt again mentioned the possibility of having a Special Town Meeting to review these results and planning, as well as the role of the EDC; zoning law, drafts, etc. Mr. Brown stated that although it is too soon to plan a course of action, this is the Town's attempt to take action to improve the tax situation for residents. All are hoping that using an outside consulting firm will provide a greater degree of credibility.

Ms. Allen asked if the study would be looking at the potential for mixed use that includes affordable housing at the industrial parks. Questions were asked and answered about target areas of the study. Discussion ensued about the potential pursuit of various industries. Mr. McBride suggested that the MAPC review the Town's master plan (2005), even though it is now older. Ms. Allen asked about estimating the potential fiscal impact of economic development for residents to help them understand the proposals for commercial development. The MAPC can help advise and guide the BOS towards better communication with the residents.

Mr. Brown asked Mr. Morin at what point should the Master Plan be reviewed for relevance with the current Town structure. Town Planner Ken Kirkland mentioned his thoughts about looking for an Article at Town Meeting to fund an update to the Master Plan. Mr. Draisen noted that the MAPC is working currently with several surrounding towns on their master plans. Mr. Brown thanked everyone for coming to the meeting.

Future Agenda Items

Future agenda item - appoint person and alternate to Norwell's MAPC committee seat.

8:00pm Cemetery Rates and Committee Role – Wendy Bawabe

Ms. Bawabe, Cemetery Committee Chair, was present to explain the proposed new rates and clarify small changes. These changes are actually additions to the fees at the bottom of the schedule. The rates adopted a year ago appear high but are comparable to some other towns. Ms. Bawabe stated that she believes that the rates are not out of scale. Both cemeteries are basically the same price. Questions were asked and answered about both cemeteries. Ms. Bawabe would like to set up a meeting do some long term planning with a cross-section of

people in the cemetery/funeral home business. Just a few hours of discussion would be helpful. She updated the board on the role of the committee, which has become more of a policy board, with the day to day administration being handled by Denise Nestor. All discussed possible scenarios for the committee's role. Questions were asked and answered about the Stetson Meadows cemetery and its atmosphere.

Mr. Morin gave kudos to the Cemetery Committee for all their hard work. Compared to a year ago, the whole burial process is now professional and compassionate.

Motion; made by Alison Demong, seconded by Peter Smellie, to approve the updated cemetery rates that were adopted on 12/7/16. Unanimously voted

Approval of Ragner Cape Cod Relay

Mr. Brown asked about an event fee; answer- there is none charged for this race as it only goes through a small corner of the Town. Mr. McBride added that the race is very well administered - the Town is left clean.

Motion; made by Alison Demong, seconded by Peter Smellie, to approve the event permit for the Ragner Cape Cod Relay Race on May 11, 2018. Unanimously voted

Ms. Allen would like the meeting packets to include only a summary of the department responses to the event application instead of all the detailed emails. Mr. Morin will pass this request along to Lynda Allen.

Accept Resignation from COA Board

Motion; made by Alison Demong, seconded by Peter Smellie, to accept with regret the resignation of Bonnie Campbell-Dunn from the COA. Unanimously voted.

Director Susan Curtin is actively seeking new members for this board. All thanked Ms. Campbell-Dunn for her generous service on the Council board for so many years.

2018 License Renewals

Retail Package Store – All Alcohol

Motion; made by Ellen Allen, seconded by Peter Smellie, to renew the Retail Package Store All Alcohol Licenses for the period 1/1/18 to 12/31/18 for the following: Bo-Tes Imports, Kappy's Fine Wine and Spirits and Norwell Package Store. Unanimously voted

Retail Package Store – Wines & Malt:

Motion; made by Alison Demong, seconded by Peter Smellie, to renew the Retail Package Store Wine and Malt Licenses for the period 1/1/18 to 12/31/18 for the following: DA's Mart, Norwell Sunoco, Inc. and Quik Pik. Unanimously voted

Common Victualler – All Alcohol:

Motion; made by Alison Demong, seconded by Peter Smellie, to renew the Common Victualler All Alcohol Licenses for the period 1/1/18 to 12/31/18 for the following: Beijing House, The Fours-Norwell, McGreal's Tavern, Not Your Average Joes, Strawberry Fair, Inc., The Tinkers Son, Trattoria San Pietro. Unanimously voted

Common Victualler - Wines & Malt:

Motion; made by Alison Demong, seconded by Peter Smellie, to renew the Common Victualler Wines and Malt License for the period 1/1/18 to 12/31/18 for Wild Ginger Thai Cuisine. Unanimously voted

Amusement (Weekdays):

Motion; made by Alison Demong, seconded by Peter Smellie, to renew the Amusement (Weekdays) License for the period 1/1/18 to 12/31/18 for the following; Beijing House,

McGreal's Tavern, North River Theatre, The Company Theater, The Tinkers Son. Unanimously voted

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Amusement (Sundays):

Motion; made by Alison Demong, seconded by Peter Smellie, to renew the Amusement (Sundays) License for the period 1/1/18 to 12/31/18 for the following; North River Theatre, The Company Theater, The Fours-Norwell, The Tinkers Son. Unanimously voted

Common Victualler:

Motion; made by Alison Demong, seconded by Peter Smellie, to renew the Common Victualler Licenses for the period 1/1/18 to 12/31/18 for the following: Beijing House, Big Y., Bo-Tes Imports, Door Knock Dinners, Extreme Pita, The Fours-Norwell, The Juice Barn, Kentucky Fried Chicken, Little Carmen's, McDonald's, McGreal's Tavern, Not Your Average Joes, On Rye Deli, Papa Gino's, Sebastian's Café, Norwell Package Store, Strawberry Fair, Inc., Subway, Taco Bell, The Tinkers Son, Trattoria San Pietro, Wild Ginger Thai Cuisine. Unanimously voted

Motor Vehicles-Class I:

Motion; made by Alison Demong, seconded by Peter Smellie, to renew the Motor Vehicles-Class I Licenses for the period 1/1/18 to 12/31/18 for the following; Coastal Nissan, Fredrickson Brothers, Inc., McLaren Boston, Village Euro Motors – Audi, Village Euro Motors – Porsche. Unanimously voted

Motor Vehicles-Class II:

Motion; made by Alison Demong, seconded by Peter Smellie, to renew the Motor Vehicles-Class II Licenses for the period 1/1/18 to 12/31/18 for the following; Accord Auto, Coastal Nissan, F & I Outsource, HEJ Corporation, Norwell Collision, Steve's Auto Sales. Unanimously voted

Adjournment

Motion; made by Alison Demong, seconded by Peter Smellie, to adjourn at 8:50pm. Unanimously voted


Jason Brown, Chair