

**Norwell Board of Selectmen  
Meeting Minutes  
1/17/18**

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

**Open session; 7:00pm**

The meeting was called to order by Chair Jason Brown.

Discussion ensued about pending issues for upcoming meetings.

The Library Building Committee will be looking for a new architect to go forward with the design for the new building.

**Library - Temporary Storage during construction**

Space rental issue- Mr. Brown reached out to the leasing agent who is working on the Hanover Mall project re: storage for the library books and materials. The AC Moore space of 15K SF is available immediately. The library wouldn't need the space until approximately March of 2019, so this option may not work because the mall will be under construction. Mr. Brown will forward this information to the Library Building Committee. All will stay in touch.

**Sparrell/Town Hall Move**

All discussed next steps for the proposed Sparrell move. Ms. Allen and Mr. Morin met with Steve Habeeb who will do a space needs study. Accessibility and parking issues still need to be addressed.

**Intern - Town Administrator's Office**

A volunteer intern will be working for Mr. Morin for an 8-week period. He will assist with the project to get the tablets up and running as well as AV in the Town Hall.

**Upcoming Agenda Items and Town Meeting Articles**

Ms. Allen put a list of discussion topics and Articles for Town Meeting on the whiteboard in the conference room. Note: the Sparrell MOU should be forthcoming from Supt. Keegan.

**Open Session; 7:30pm**

Mr. Brown called the meeting to order in the Osborn Room at 7:33pm.

He reminded all that the meeting is recorded and televised.

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

*Unanimously voted*

**Citizen Comments – None**

**Selectmen's Reports and Announcements**

The Selectmen and Mr. Morin will be attending the MMA conference this weekend.

**Town Administrator's Report - None**

**Historical Commission Presentation Award**

Noel Ripley, Commission Chair, presented the committee's historical preservation award to David DeGhetto for restoring the house on Pleasant Street. Mr. Ripley gave a quick overview of the property's background and thanked both Mr. DeGhetto and Dwelly's Creek, LLC for their contributions and hard work. Mr. DeGhetto thanked the people who were instrumental to the success of this project. The new owner of the house was also present to congratulate Mr. DeGhetto.



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### **Whiting Fields (Dolan property) Discussion and Approach**

Ms. Demong gave a quick recap about the status of the CPC application and pending purchase of the Dolan property. She presented her idea for a rough draft master plan and the formation of a project committee. The committee would be charged with coming back to the board in one year's time with a master plan for the property.

Committee model: 7-member board, flexible composition at this point, appointed by the BOS.

Ms. Demong would like to establish the committee right after Town Meeting and allocate some funding to help expedite planning.

All reviewed the proposed budget in the CPC application which has funding included for this committee. The Community Housing Trust might do the detail planning for the AH component of this project using their own money. All reviewed and discussed other components of the CPA application, noting that this could also be a multi-year project. Mr. Brown pointed out that the Highway and Tree and Grounds departments are really under-manned, and a combination of Town workers and outside contractors may be the best solution.

The board agreed that this project proposal is a good framework to begin the discussion, although the committee might need a longer period of time than one year to produce a master plan.

A sample authorization to borrow using CPA funds was reviewed. Ms. Demong pointed out that this funding application is just for the purchase of the land. Other improvements could be addressed in later years. Per Ms. Allen, committee appointments are key. Mr. McBride would like to see a "goal" within one year. All thanked Ms. Demong for doing this prep work.

### **Bylaw Review Committee (BLRC) Priorities**

Committee members Sally Turner, Lois Barbour, John Litchfield and Brian Greenberg were present as well as Selectman Jason Brown, also a committee member. The committee noted that the bylaw format and typo changes have been submitted to General Code.

The committee is here to discuss Articles for Town Meeting and who will draw them up.

Ms. Turner stated that the consultant will start working on the final draft the week of 1/29/18, which will include all bylaws, rules and regs. The committee also met with Town Counsel this evening to discuss next steps.

There will be two Articles related to the general bylaws;

1. Article 1. Renumbering of the bylaws
2. Article 2. Typos, fixes, etc.

There will be two Articles related to the zoning bylaws;

3. Article 3. Renumbering of the bylaws
4. Article 4. Typos, fixes, etc.

All Articles will require a majority vote at Town Meeting.

The committee asked the BOS for their suggested areas in the bylaws to focus on substantive changes. Mr. Brown opened up the discussion to the Board of Selectmen for comments and questions. Ms. Allen asked what the BLRC considered the top five zoning bylaws that would benefit from changes. Ms. Barbour mentioned the recent sign bylaw change and discussed proposed changes on private vs. Town property. She clarified the discussion about public property with signs and subsequent enforcement of any penalties. The prevailing opinion is that signage noncompliance is the result of the bylaw not providing adequate signage needed by businesses. Businesses would also like to put up flags because there is not enough space to advertise their businesses. The consensus of the BOS is that the current signage bylaw is dysfunctional, and the committee should look for ways to make it more reasonable. Mr. McBride would like to encourage private businesses to remain in the Town. It would be helpful to review changes needed to bring the businesses into compliance.



Further discussion ensued about options for this bylaw and its enforcement. Ms. Allen added that this discussion is clear evidence that the topic should be discussed by the BLRC with relation to economic development in the Town. Mr. Brown noted that this is the beginning of the discussion about the content side of this bylaw rehab. Ms. Barbour updated all on the status of other Town groups who are updating their bylaws, such as the Cemetery Committee and the Water Department. Discussion ensued about upcoming changes which could take place next year

Suggested future bylaws topics included common driveways and an AH inclusionary zoning discussion with regard to proposed state law changes that would strongly affect the Town.

Per Ms. Turner, conversations with various committees produced a laundry list of changes. Ms. Barbour would like to put the changes sent to General Code on the committee's webpage for all to see and make comments. These could all be topics for Warrant Articles for this and upcoming years.

The BOS thanked the committee for all their hard work.

#### **MBTA Representative**

Mr. Morin would like to choose a representative to fill the Town's allotted seat on this committee. All discussed appointing someone vs. not doing this at all.

*Motion; made by Alison Demong, seconded by Peter Smellie, to appoint Ellen Allen as the MBTA representative. Unanimously voted*

#### **MAPC Representative**

*Motion; made by Alison Demong, seconded by Peter Smellie, to appoint Jason Brown as the Town's representative to the MAPC. Unanimously voted*

Ms. Demong reported that the Complete Streets Committee met with the MAPC for help with plans and next steps. The MAPC has reviewed the plans and will make suggestions.

#### **Citizen Comments**

Brian Greenberg would like to talk about the intersection of Norwell Ave, Central Street and Old Oaken Bucket. This is a dangerous intersection. Per Mr. McBride, the whole corner needs to be reconfigured. Ms. Allen added that the Police Chief and the Highway Surveyor are putting together funding Articles for Town Meeting to purchase equipment to address traffic calming. All are in agreement, and would like to address speed limits in Town as an agenda item for an upcoming Selectmen's meeting.

#### **Joan Osborne – Update on recent real estate tax assessments**

The Board of Assessors (BOA) met last night to discuss ways to enhance the information on their webpage about filing abatements and exemptions. The BOA would like to encourage people to call the office or go online to discuss their valuations. The filing deadline for abatements is February first. The Norwell Chamber of Commerce has invited the BOA and Barbara Gingras to do a presentation explaining how tax assessments are determined. Discussion ensued about the components of the tax rate and property assessments.

Mr. Morin added comments, suggesting a presentation for the proposed tax rate for one meeting, and then a Q and A Session at the next meeting before the vote. That way all would have the opportunity to be heard. All discussed the pros and cons of this idea. Mr. Morin reminded all that consideration and impact for the tax rate is set at the May Town Meeting, where the votes by residents for budget funding and project expenditures directly impact that tax rate. Mr. Morin blamed the Mass appraiser for some questionable valuations of properties in the Town that need to be reviewed, such as antique homes. Maybe Vision software should come in to explain their valuation process to provide better understanding. Ms. Allen suggested that all look at the Town of Hanover's Assessor information page for a summary of how the assessment process works.

**Adjournment**

*Motion; made by Alison Demong, seconded by Peter Smellie, to adjourn at 9:01pm.*

*Unanimously voted*

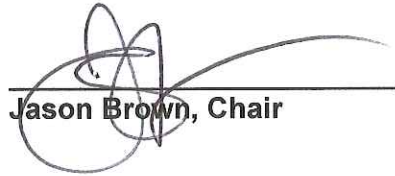
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**Future Meetings;**

**1/24 – beautification**



Jason Brown, Chair