

**Norwell Board of Selectmen  
Meeting Minutes  
April 5, 2017**

TOWN OF NORWELL  
TOWN CLERK

2017 MAY -5 AM 10:48

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

**Open Session:**

**Council on Aging (COA)**

COA Director Susan Curtin was present to discuss the idea of setting up a schedule for BOS hours at the COA. This time would allow seniors to meet with a board member to address questions or concerns. The best time of day is between 10:00am and 12:00pm on Tuesdays, Wednesdays and Thursdays. Ms. Curtin will follow up with Mr. Brown about next steps.

Discussion ensued about meeting topics for upcoming meetings. Candidates day is scheduled for May 8<sup>th</sup>.

**Upcoming meeting topics:**

1. Populate cemetery committee.
2. Move Jacobs farmhouse discussion to reopen the museum to next week's agenda -4/19
3. Post meeting on 4/26 for BOS to attend Planning Board meeting

The board vote on the Wildcat Hill street(s) acceptance later in this meeting should be contingent on the other departments signing off on this street approval. Planning Board approval has already been received. Mr. McBride would like to make sure that all is in order before the BOS approves it. Discussion ensued about compliance for all required steps before a street acceptance is voted. AW Perry executive Jack Spurr will be in attendance at the meeting.

**Open Session: Osborn Room**

The meeting was called to order by Chair Jason Brown at 7:30. Mr. Brown updated all on the meeting discussion prior to this session.

*Motion; made by Ellen Allen, seconded by Peter Smellie, to approve the agenda as amended to exclude item (f) Reopen Jacobs farmhouse, museum side, which will be discussed at the next meeting. Unanimously voted*

**Citizen Comments** – None.

**BOS Announcements**

The Town of Norwell is hosting the Norwell Veterinary Hospital rabies clinic on Saturday. Vaccines, as well as dog licenses and microchipping, will be available. All towns are welcome.

Ms. Allen and the board gave kudos to the Fire Department and Highway Surveyor Glenn Ferguson for their aid and assistance during the recent local fires.

Mr. McBride announced that the Community Housing Trust received the site eligibility letter for the 40 River Street senior housing project from DHCD. This is a big step forward for this project, and allows Metro West Development to begin the filing process for comprehensive permitting. This project application will be on the June agenda for the Zoning Board of Appeals (ZBA). Metro West is hosting an informational meeting about this project on Saturday at 10am at the Cushing Center. Publicity flyers were sent to residents and posted at the Library, COA and Town Hall.

**Town Administrator Announcements** - None

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**Swearing in of 3 officers- Police Department**

Chief Ross summarized the accomplishments and exemplary performance of these three officers: Nicole Flaherty, Kevin McCurdy, Shane McNamara. All had outstanding evaluations from the police academy. They should be fully trained by the beginning of June. Chief Ross thanked the trainers for doing such a thorough job.

Family and friends were present at this special occasion for the three officers, who were sworn in by Town Clerk Pat Anderson. The board offered their congratulations for a job well done.

**Athletic Field Committee (AFC) applicant**

John DiFrisco introduced himself and gave his background and reasons for applying to serve on this committee.

*Motion; made by Ellen Allen, seconded by Peter Smellie, to appoint John DiFrisco to the AFC for a term ending June 30, 2018. Unanimously voted*

*As this is not a full 3-year term, he will be up for reappointment in 2018.*

**Cemetery Committee Resignations**

*Motion; made by Ellen Allen, seconded by Peter Smellie, to accept the resignations of Lynn Rose, Rebecca Allen and Dick Hartigan from the Cemetery Committee. Unanimously voted*

**Open and Close Warrant**

*Motion; made by Ellen Allen, seconded by Peter Smellie, to open the Warrants for the 2017 Special and Annual Town Meetings, and accept the index of Articles as presented. Unanimously voted*

*Motion; made by Ellen Allen, seconded by Peter Smellie, to close the Warrants for the 2017 Special and Annual Town meetings. Unanimously voted*

**Public Hearing - Vote to Layout Wildcat Hill Streets**

*Motion; made by Ellen Allen, seconded by Peter Smellie, to open the public hearing at 7:50pm for the layout of Wildcat Hill streets. Unanimously voted*

Mr. Smellie read the notice of public hearing.

Jeffrey Angel, Wildcat Hill HOA Trust attorney, was present, in addition to Jack Spurr, Vice Chair of AW Perry, Inc. Both gave background information on the layout petition and law requirements, as well as steps taken to get to this point. Six boards including the BOS are required to accept this petition. If there are any outstanding concerns there is still time to get resolution before everything is signed.

Questions were asked and answered about the HOA and the easement for the Town as well as the responsibilities of both the Town and the HOA. The HOA is responsible for drainage and maintenance of these ways, even if they are Town roads. There are common facilities that the HOA will share with the Town. There are 46 homes in the development. Mr. Spurr and Mr. Angel recapped the measures taken to ensure compliance with state regulations and maintenance schedules. Income from HOA dues is currently about \$330K per year, which will be used for repairs to the drainage system. Other capital reserves built over time will support these infrastructures. Per Attorney Angel, this agreement has 89 conditions, and is remarkably comprehensive. The Town can make repairs and back-charge the HOA for the work. There was a unanimous vote from the Planning Board to approve this. Once the bond is released, responsibility will be turned over to the HOA. Mr. Brown asked for questions from the board. Ms. Allen read into minutes the report of the Planning Board on this street layout application. Mr. Brown asked for public comments – none.

There are still committees that need to sign off on this application, so this evening's BOS approval will be conditional. The affidavit from the Planning Board is being signed tonight.

*Motion; made by Ellen Allen, seconded by Peter Smellie, to accept as public ways, contingent upon filing of affidavits from all departments as required by statute and Town bylaws, the four streets; Highfield Lane, Bayberry Lane, Summit Drive and Lot Phillips Lane. Unanimously voted*

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All BOS members signed the affidavit.

Motion; made by Ellen Allen, seconded by Peter Smellie, to close the public hearing at 8:10pm. 2017 MAY 5 PM 10:18  
Unanimously voted

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**Darleen Sullivan – Circuit Street, foreclosed property**

Ms. Sullivan updated the board on this parcel of land, located on Barrel Lane, which is off Circuit Street. This is a buildable lot, per the Board of Assessors and Con Com. There is enough upland to build some type of residence. Ms. Sullivan foreclosed on this property in November of 2015. It has finally gone through the Land Court, with a final amount due of \$74,763.07. the parcel is valued at \$273,400. The Town is required to wait a year to auction off the property, which was up in November of 2016. Ms. Sullivan did an RFQ for an auctioneer. She has one lined up, but no signed agreement yet. Mr. McBride asked if there was a Town use for the land. Per Ms. Sullivan, none has been determined yet; perhaps the CHT would be interested? Alternatively, it might be better to just sell the land for net proceeds of about \$198K, which would go to free cash. Another option is to reach out to Town departments and committees to gauge any interest in using this land. It's too late to include this question on this year's Town Meeting Warrant. Ms. Demong asked about other properties in a similar tax status. Per Ms. Sullivan, there are four such properties in the Town (worth about \$400K) but many are not buildable. Good records are accessible through the Town's tax attorney. There is still some cleanup to be done with foreclosed properties. One option could be to put a restriction on the building permit so that it can't be subdivided (Except for 40B). Discussion ensued about the history of Barrel Lane. The Community Housing Trust will put this topic on its next meeting agenda for discussion. Perhaps Habitat for Humanity would be interested? Ms. Sullivan will follow up with Mr. McBride after the next Trust meeting.

**Agenda Items for upcoming meetings**

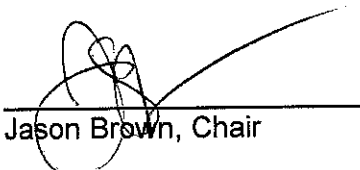
Ms. Allen talked about follow-up on performance issues with the Town website. She would like a regular discussion item for website issues added to the end of each BOS agenda.

April 12 – Assignment of Warrant Articles  
Jacobs Farmhouse – museum reopening question

April 19 – regular public meeting  
April 26 – BOS meeting with Planning Board. No public meeting

**Adjournment**

Motion; made by Ellen Allen, seconded by Peter Smellie, to adjourn at 8:26pm. Unanimously voted

  
Jason Brown, Chair