

**Norwell Board of Selectmen
Open Meeting Minutes
12/5/18**

TOWN OF NORWELL
TOWN CLERK
2019 JAN -9 PM 2:56

Present: Ellen Allen, Gregg McBride, Alison Demong, Joe Rull, Peter Morin

RECEIVED

Open Session; 7:08pm

Room 109, Town Hall

The meeting was called to order by Chair Ellen Allen.

Motion; made by Gregg McBride, seconded by Alison Demong, to approve the 9/19/18 Open Meeting minutes and the 10/24/18 Open Meeting minutes. Unanimously voted

Motion; made by Gregg McBride, seconded by Alison Demong, to approve the 10/24/18 Executive Session meeting minutes. Unanimously voted

All discussed the Hanover Mall development project and the regulatory process necessary to file objections to the plan. Mr. Morin talked to Bob Galvin about a timeline and task list to do this. Mr. McBride would like the BOS to weigh in on this project to the Hanover ZBA and include questions about the MEPA exclusion.

Mr. McBride also made a full disclosure statement; his company (GZA) is working on the wastewater system for this project.

Note: Walmart's lease at the mall runs until January of 2020. The board and Mr. Morin organized and outlined the discussion of this topic for the upcoming Open Session.

Mr. Morin reviewed and discussed the Tax Classification fact sheet, noting that the corrected copy is in the packet for this evening. He reviewed the changes to the calculation with the board. All discussed the assessor presentation for the open session.

Discussion ensued about the Con Com hearing on the Simon Hill project. Ms. Allen reported that the developers changed the design, adding a swimming pool and changing the configuration of the 126 units. 20% will be affordable, but all will count towards the AH inventory. Ms. Allen noted that the developer objected to the peer reviewer, Mr. Chessia, chosen by Con Com and may file an appeal to the BOS, but will probably have no legitimate grounds to do so. Another meeting may take place later in December. Abutters in attendance spoke constructively about concerns over the wetness of the proposed building site. At this point, there are many unanswered questions about this project.

Next week the board will have an Executive Session after the Open Session at 7:30.

Open Session Continued at 7:36pm

Osborn Room, Town Hall

The meeting was called to order by Chair Ellen Allen at 7:35pm. She reminded everyone that the meeting is televised and recorded. All rose to recite the pledge of allegiance.

Motion; made by Gregg McBride, seconded by Alison Demong, to approve the agenda as written. Unanimously voted

Citizen Comments - None

Selectmen Reports – Mr. Rull thanked the Norwell Police for their help and cooperation in their efforts to control the traffic in the Town.

Town Administrator Report – None

Tax Levy Classification Hearing

Board Clerk Alison Demong read the notice of public hearing published in the Patriot Ledger on 11/19/18 to allocate the tax levy among the property classes for 2019.

The Board of Assessors (Chair Joan Osborne, Susan Kirby and Rob Allen) and the Assistant Assessor Barbara Gingras were present. Ms. Osborne read a short statement and gave a power point presentation about the mechanics of calculating the tax levy and the responsibility of the BOA. A copy of the presentation is on file in the BOS office. She explained that the Board of Selectmen must vote on three permissible exemptions, none of which are recommended by the Assessors because they are not a good fit with the Town. These were 1) a possible discount for open space, 2) a residential exemption that would tax non-owner occupied residences (of which Norwell has few) higher than owner-occupied and 3) adoption of a small commercial exemption. The recommended tax rate for 2019 is \$16.40 per \$1000 of property valuation. Ms. Allen reminded all that the tax rate is the product of the total tax levy divided by the total value of all the assessed property in Norwell. Property values are the primary driver of assessments for individual residences and are driven by sales comparisons over the last two years in the Town.

Ms. Osborne gave examples of the impact of establishing a split tax rate between residential and commercial (vs. the current single tax rate). Due to the low percentage of commercial, industrial and personal property assessments in Town, these would not provide meaningful relief to residents without a commensurate burden on businesses. Ms. Allen used the chart to demonstrate why the town needs additional businesses to spread the tax burden over more commercial properties. Mr. Rull noted that the Economic Development Committee should meet to pursue these commercial options. Mr. Morin added that residential property is growing much faster in Town than commercial property, noting that the number of commercial parcels has stayed the same over the last 3 years, which is not conducive to growth. There have been many new residences added the past 3 years. Homes selling for greater than the assessed value drive up residential assessments.

The residential tax rate will increase by 6 cents per \$1000. The average percent increase this year is 3%, vs. last year's increase of 4%. All agreed that it would be useful to have available both average and median values, but this presentation includes only average values.

1. *Motion; made by Gregg McBride, seconded by Alison Demong, not to adopt the discount for open space in the Town. Unanimously voted*
2. *Motion; made by Gregg McBride, seconded by Alison Demong, not to grant residential exemptions in the Town. Unanimously voted*
3. *Motion; made by Gregg McBride, seconded by Alison Demong, not to adopt small commercial exemptions. Unanimously voted*
4. *Motion; made by Gregg McBride, seconded by Alison Demong, to adopt the residential valuation factor of 1 for the 2019 tax levy. Unanimously voted*

Ms. Osborne added that the board has been working with Mr. Morin on the website design for the Board of Assessors page. They will also schedule a meeting with the consultant hired by the Town to work on website enhancement and alterations. A number of the presentation materials and fact sheet information will be available soon on the BOA website, per Ms. Osborne.

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Authorize Assistant Assessor/Appraiser to sign DOR forms

Discussion ensued about this form which is now filed electronically. This authorization process allows the Assistant Assessor Ms. Gingras to file this e-form.

Motion; made by Gregg McBride, seconded by Alison Demong, that the board authorize the Assistant Assessor to sign the DOR forms on behalf of the Board of Selectmen. Unanimously voted

Community Housing Trust Application – Cara Hamilton

Ms. Hamilton gave a summary of her background and reasons for applying to this board.

Motion; made by Gregg McBride, seconded by Alison Demong, to appoint Cara Hamilton to the Community Housing Trust for a term expiring 6/30/20. Unanimously voted

BOS Appointment to the Carleton Committee

Ms. Demong explained the reasons for switching the board's representative to this committee. Mr. McBride has many other board commitments, so Ms. Demong will become the BOS rep to the Carleton Property Committee. Mr. McBride will continue to attend meetings when available.

Motion; made by Gregg McBride, seconded by Alison Demong, to appoint Alison Demong as the BOS rep to the Carleton Property Committee for the duration. Mr. McBride provided his formal resignation. Unanimously voted

License Renewals

2018 License Renewals

Retail Package Store – All Alcohol

Motion; made by Gregg McBride, seconded by Alison Demong, to renew the Retail Package Store All Alcohol Licenses for the period 1/1/19 to 12/31/19 for the following: Bo-Tes Imports, Kappy's Fine Wine and Spirits. Unanimously voted

Retail Package Store – Wines & Malt:

Motion; made by Gregg McBride, seconded by Alison Demong, to renew the Retail Package Store Wine and Malt Licenses for the period 1/1/19 to 12/31/19 for the following: Norwell Sunoco, Inc. and Quik Pik. Unanimously voted

Common Victualler – All Alcohol:

Motion; made by Gregg McBride, seconded by Alison Demong, to renew the Common Victualler All Alcohol Licenses for the period 1/1/19 to 12/31/19 for the following: Asaka Japanese Restaurant, Beijing House, The Fours-Norwell, Not Your Average Joes, Strawberry Fair, The Tinkers Son, Trattoria San Pietro. Unanimously voted

Common Victualler - Wines & Malt:

Motion; made by Gregg McBride, seconded by Alison Demong, to renew the Common Victualler Wines and Malt License for the period 1/1/19 to 12/31/19 for Wild Ginger Thai Cuisine. Unanimously voted

Amusement (Weekdays):

Motion; made by Gregg McBride, seconded by Alison Demong, to renew the Amusement (Weekdays) License for the period 1/1/19 to 12/31/19 for the following: Beijing House, North River Theatre, The Company Theater, The Fours and The Tinkers Son. Unanimously voted

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Amusement (Sundays):

Motion; made by Gregg McBride, seconded by Alison Demong, to renew the Amusement (Sundays) License for the period 1/1/19 to 12/31/19 for the following; North River Theater, The Company Theater, The Fours-Norwell, The Tinkers Son. Unanimously voted

Common Victualler:

Motion; made by Gregg McBride, seconded by Alison Demong, to renew the Common Victualler Licenses for the period 1/1/19 to 12/31/19 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, 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 Gregg McBride, seconded by Alison Demong, to renew the Motor Vehicles-Class I Licenses for the period 1/1/19 to 12/31/19 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 Gregg McBride, seconded by Alison Demong, to renew the Motor Vehicles-Class II Licenses for the period 1/1/19 to 12/31/19 for the following; Coastal Nissan, F & I Outsource, HEJ Corporation, Norwell Collision, Steve's Auto Sales. Unanimously voted

Hanover Mall Update

Ms. Allen reported on the proposed plan for the Hanover Crossing development, which includes a large rental development where the movie theater is currently located. The BOS is aware of this proposed plan, and has met with the developer to discuss the pros and cons of this project. Mr. Morin wrote a letter to the Hanover ZBA voicing the concerns of the board and sent the Town Planner to their ZBA hearing. One of the Town's Water Commissioners is working with the DEP on this project's plan to keep the South Street wells safe for the Town's water supply. A review of maps by Town employees determined that a small portion of the mall property is actually in the Town of Norwell, which gives the BOS a "seat at the table." The board noted that their job is to make sure that this project has minimal impact on the Town. Per Mr. Morin, Norwell's annual tax revenue received from the Hanover Mall property is between \$15-20K per year.

Mr. Morin noted that he worked on mall mitigation packages in his prior position in Braintree. He added that the property's border was formerly determined by Third Herring Brook, but the brook was moved when the mall was constructed. The property line stayed the same. The Conservation Commission is ensuring that the current maps reflect the Town's ownership of this land. The Hanover Town Manager has ceded the point that Norwell owns the property even though the brook was moved. The developers will be required to come before the Norwell Conservation Commission for a hearing.

Discussion ensued about what the Town hopes to gain from this project and the types of businesses that will populate the mall spaces. One goal is to fix the culvert and dangerous traffic problems in the area at the corner of South and Mill Streets. Another option would be to close South Street at the South and Mill intersection. All agreed that vehicular and pedestrian traffic considerations for this area should be prioritized. Mr. Rull voiced concerns over the implications of the mall stores as competition for commercial properties in Norwell. The date for continuation of the developer's meeting with the Hanover ZBA is 1/3/19 and Norwell will want to have representatives attend.

Mr. McBride added that the Hanover road system is already built for the heavy traffic, and trucks shouldn't be using the Norwell roads meant for residential traffic. Ms. Allen noted that they are introducing the concept of a MassWorks grant, and per Mr. Morin, the Hanover Town Manager, Mr. Colangelo has already started this process and invited Norwell to participate. He was receptive to the concerns of our Town and would like to help get them addressed. A MassWorks grant could potentially address traffic infrastructure needs. Mr. Morin is waiting for Town Counsel's opinion on the abutters' rights, which will be available on Monday. Norwell will likely set a number of conditions to be addressed by the developers.

Anna Moore, 257 South Street in Norwell, was present at the meeting. She is an abutter who lives at the intersection of South and Mill. She reported that the Hanover ZBA sent no abutters' notices for the hearings about the project. She voiced her concerns about their proposed rental property of ~300 apartments.

With regard to the developer seeking a building height variance, Mr. Morin noted that this type of variance for the purpose of building a larger building wouldn't be within the scope of a town's ZBA, but rather require a bylaw change by Town Meeting vote. Variances are granted for reasons other than economic gain. There will be various opportunities at which to intervene.

Tree Buffer Mitigation on Route 3

The board would like to discuss this topic at a future meeting, and invite the Town's state representatives, maybe the 1/2/19 meeting.

Adjournment

*Motion; made by Gregg McBride, seconded by Alison Demong, to adjourn at 8:43pm.
Unanimously voted*


Ellen Allen, Chair

