

**Norwell Board of Selectmen  
Open Meeting Minutes  
1/2/19**

TOWN OF NORWELL  
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2019 FEB 19 PM 3:23  
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**Present:** Ellen Allen, Gregg McBride, Alison Demong, Jason Brown, Peter Morin

The meeting was called to order at 7pm by Chair Ellen Allen.

*Motion; made by Gregg McBride, seconded by Alison Demong, to approve the 12/5/18 meeting minutes. Unanimously voted*

**Future Agendas**

Additions:

1. Approval of Town Accountant/Finance Director personal contract, 1/9/19 Open Session, subject to approval by Paul Hodnett.

All discussed future agenda items and proposed Articles for Town Meeting.

The board discussed having a subcommittee meeting about the proposed Sparrell move, and then formally inviting the school committee to a BOS meeting. Discussion ensued about the issues that need to be addressed to assess a possible move.

The board discussed their current list of significant projects: the Hanover Mall project, St. Helen's property options, Queen Anne Corner, Accord Park. There will need to be assistance from several Town committees to handle all of this.

**Other Business**

*Motion; made by Gregg McBride, seconded by Alison Demong, to accept Justin Ivas' nondisclosure agreement for work with the library project, as he is a member of the Conservation Commission. His father, Steve Ivas, has done wetlands work for the project, but it was pro bono and created no financial conflict. Unanimously voted*

**Open Session at 7:30pm**

The meeting was called to order by Chair Ellen Allen at 7:30pm. She reminded all 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** – Ms. Allen announced that Con Com member Bob McMackin has earned 8 units of Conservation Commission training.

**Town Administrator Report - None**

**Request for a Change of Manager at Not Your Average Joe's – Heather Ryall**

Ms. Ryall introduced herself and gave a summary of her background to the board.

*Motion; made by Gregg McBride, seconded by Alison Demong, to approve the change of manager for Not Your Average Joe's from Amy Wilson to Heather Ryall. Unanimously voted*

## License Renewals - 2019

### 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: Blue Moon Pizzeria and Norwell Pizzeria and Seafood. Unanimously voted*

### MAPC Recommendations

Ms. Allen began the discussion about these recommendations. South Shore Chamber of Commerce (COC) President Peter Forman was present to discuss and comment on the proposed ideas. He liked the focus on 1 or 2 areas of the Town. Assinippi Park is doing very well with full occupancy. Accord Park could be redone with the plan's recommendations. The COC would like to help and support this proposed economic growth. All discussed housing as a tool for economic development and as a way to anchor commercial property.

Mr. Brown thanked Mr. Forman for sharing his thoughts. The 40R zoning designation should be discussed with Federal Realty (owners of the Queen Anne corner/Big Y property) to see if they have interest in pursuing this option. They are the only landlord. The Economic Development Committee met with them several years ago and Mr. Morin met with them a year and a half ago, and they were receptive to some changes. It is in the Town's best interest to work with them in order to have a say in whatever the final product is. Housing options other than single family units were discussed. A perceived 'quality of life' factor could create a pushback from the community. Zoning and developer buy-in should go hand in hand. Ms. Allen stated that community engagement and buy-in is also a key factor. She would like to task the EDC with the 43D zoning recommendation. The board discussed the possibility of a Town Meeting in the fall dedicated to economic development. The Town needs growth to be able to shift some of the tax burden from residential to commercial. Discussion ensued about 43D zoning at Accord Park. Perhaps this could be part of EDC's research task with the goal to begin the process for the May Town Meeting. A next step could be to discuss these ideas with the current property owners of Accord Park. Potential development ideas for the St. Helen's property are also important to consider. 40R zoning could bring in some good commercial tax revenue, but there are residential density requirements as defined by the state. All discussed successful economic development examples in Hingham: The Shipyard, Derby Street, South Shore Park, etc. Mr. Forman gave examples of housing included as part of mall developments in neighboring towns. The areas between routes 18 and 53 are rich for reinvestment in commercial development. Rethinking zoning is key. By doing nothing the Town doesn't help the rising residential tax bills. Things don't stay the same by doing nothing.

#### Next Steps:

1. Task the EDC with pursuing MAPC'S zoning proposals for a 43D in Accord Park for the upcoming May Town Meeting.
2. 40R zoning: work on engaging the community in the proposed bylaws and also work with other committees.
3. Prepare a concrete plan, then schedule a meeting with Federal Realty.
4. Target a fall Town Meeting, with some options for Articles that give residents choices for increasing commercial taxes and thereby help contain residential taxes.

Mr. Forman noted that the director of Federal Realty is scheduled for a lunch meeting on January 15th at the South Shore Chamber. Mr. Morin will try to attend and then follow up with Mr. Forman to schedule a meeting with Federal.

Mr. Morin added that Mr. Forman has a long and distinguished career working with all areas of businesses, not just housing. There is a statewide and local need for workforce, senior and

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multi-family housing. Millenials want to live near work and amenities and economic development requires attracting this workforce. It is also important to retain local controls, and strike a proper balance for each community. Mr. Morin thanked Mr. Forman for attending the meeting.

The Board decided to ask the EDC to come to the BOS meeting on either 1/9/19 or 1/16/19.

#### **Citizen Comment**

Steve Regan, 3 Ridge Hill Road, was present to comment on his support for mixed use development with residential inclusion in the Queen Anne area. Right now that part of Route 53 is not attractive and it could certainly use a little activity and vibrancy. There may be more community support than you originally thought! Mr. Regan's area of expertise is in community development and public relations. Communication is the key for getting residents on board.

#### **Town Meeting/Town Election Dates**

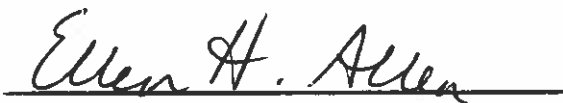
All discussed dates for the Town Meeting and Town Election. Proposed dates: 5/6, 5/7 and 5/9, with the election following in two weeks. Mr. Morin will see if those work for the Moderator and Town Clerk.

Warrant will be closed on 2/13/19.

*Motion; made by Gregg McBride, seconded by Alison Demong, to open the Warrant for the 2019 Special and Annual Town Meetings. Unanimously voted*

#### **Adjournment**

*Motion; made by Gregg McBride, seconded by Alison Demong, to adjourn from Open Session at 8:23pm. Unanimously voted*

  
Ellen Allen, Chair