

**Norwell Board of Selectmen
Open Meeting Minutes
1/30/19**

TOWN OF NORWELL
TOWN CLERK
2019 MAR -7 AM 9:35

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

The meeting was called to order by Chair Ellen Allen at 7:05pm.

The board voted to approve Mr. Morin's new contract in the following motion;

Motion; made by Gregg McBride, seconded by Alison Demong, to approve the terms of Mr. Morin's new contract, dated 1/24/19, which include his raise of 10K and the increase in travel stipend and deferred compensation. Unanimously voted

Approval of Minutes

Motion; made by Gregg McBride, seconded by Alison Demong, to approve the Open Meeting minutes of the 12/12/18 and 12/19/18 meetings. Unanimously voted

Motion; made by Gregg McBride, seconded by Alison Demong, to approve the Executive Meeting minutes of 12/12/18 meeting, sessions 1 and 2, and the 12/19/18 meeting. Unanimously voted

Future Meeting Agendas Discussion

Ms. Demong updated the board on the Town Center discussion points from her meeting with Mr. Morin and Mr. Rull to discuss economic development and come up with a plan to get the state to release the \$2M earmark funding that Senator O'Connor successfully added to last year's Economic Development bond bill. Establishing mixed use zoning could be critical. It has been 7 years since such proposed zoning changes were presented at Town Meeting and failed to pass by a small number of votes which were required for a 2/3 majority. Discussion ensued about ideas to promote these changes with Town businesses and residents. State Sen. O'Connor encouraged the Town to move forward with this planning. A zoning change to encourage more housing would be favorable. Sen. O'Connor had explained that the state also distributes money through other grant programs that require applications. He offered to put \$75K towards the planning effort for the Town (earmark) in this budget cycle, which would set up the application process for next year to apply for a Mass Works or PWED grant. This ties in well with expansion efforts like the Carleton property purchase and the pathway/sidewalk construction. PWED is the perfect grant program for this idea, per Mr. Morin. Public works improvements create expansion and economic development. All discussed the location options for municipal wastewater. There are 12 property owners in Town Center that could be contacted for input on these planning activities. The board noted that Town resident Bruce Graham would have additional information about what went wrong with the support for Town Center zoning proposal 7 years ago. Brendan Sullivan, Planning Board Chair, would like to be involved in this process. The BOS will meet with the Planning Board in March. Mr. Morin will file the grant request written by MAPC to apply for another economic development grant to help with the next steps for pursuing their recommendations. Those include zoning for multi-use development at Queen Anne's Corner. He will double check whether the Town Center project could be included in this grant application. Community engagement will be a key factor for housing development in the business areas of the Town. Ms. Allen is planning a video about this subject. Ms. Demong will reach out to Mr. Sullivan to find a meeting date with both boards.

Mr. McBride updated the board on his discussion with the Carleton Committee after Con Com's presentation of parking ideas to access the Whiting Fields. He noted that the BOS charge to the committee will be edited to clarify the intent of the Selectmen. Ms. Demong will send the committee charge to Mr. Morin for a rewrite.

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.

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Citizen Comments – None

Selectmen Reports

Ms. Demong gave a “shout out” to the Norwell high school volunteers who are collecting food for the Council On Aging warming center that would potentially be opened in a power outage emergency.

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Town Administrator Report – None

Committee Applicant – Bill Lazzaro

All welcomed Bill Lazzaro, a new Town resident, who is interested in serving on a variety of committees, none of which currently have openings. Ms. Allen mentioned that the Economic Development Committee will probably not be able to pursue all of the MAPC ED proposals at one time. The board should consider forming one or more additional specialty committees so work could be done simultaneously on each proposal and Town Center. If this were done, there could be an opening for Mr. Lazzaro. Ms. Demong also invited Mr. Lazzaro to attend any board meeting where he might have an interest. She also noted that there will probably be resignations from committees in June at the fiscal year end, so he should check back with the BOS office then. Mr. McBride thanked Mr. Lazzaro on behalf of the board for his generous offer to serve.

Ed Forte, Architect – Sparrell/Town Hall & Highway Department studies update

Mr. Forte was hired by the Town to look at the space needs for these two projects. Tonight's discussion addressed only the Highway Department. Highway Surveyor Glenn Ferguson was present to discuss as well.

Mr. Forte's presentation included a progress report of assessments already made of the highway yard and lists of next steps for determining the direction this project could take. Many photos were included of the current facility as well as examples of similar projects recently completed in other towns. Multiple proposals for how the highway barn and yard could be reconfigured. Under all scenarios, the plan is to move the Trees & Grounds department into this facility. The most pressing needs are creating a garage to keep equipment (much of it new and expensive) out of the weather. Also, the only bathroom available is in terrible condition and the crews have nowhere to meet/muster. Forte's PowerPoint presentation was televised at the meeting and is on file in the BOS office.

Mr. Brown would like to encourage both Mr. Forte and Mr. Ferguson to look at the traffic activity outside the highway yard, adding that emergency vehicle and other fueling activities, administrative functions and assimilating Tree and Grounds into the yard would mean additional traffic. The board, Mr. Ferguson and Mr. Forte discussed the traffic issues of this location at length, proposing solutions that included adding traffic details, adding a third recycling day, adding traffic calming methods or changing the flow.

There are 3 options presented; 1. rehabbing and expanding the existing facility, 2. tearing down the current facility and building new, and 3. a phased construction plan with new and upgraded buildings. Option 3 would spread out the expenses, but prices would likely rise over time.

Based on average per square foot costs of other recently constructed DPW facilities the estimated cost range is \$6-10M. The capital plan, which was largely done while there was no acting Highway Surveyor, only includes \$1.8M for certain highway barn improvements.

Ms. Demong asked Mr. Ferguson for his preference on these options; answer – he is leaning toward Option 1. Mr. Brown stated there are frequently new town projects that create ongoing maintenance expenses for this department such as the sidewalks and pathways. Mr. McBride asked if there is room to manage storm water in any of these plans. All three options stay within

the existing boundaries. All discussed the pros and cons of using or demolishing the existing building.

Ms. Allen asked if any of these plans incorporate office space for other departments such as Board of Health, Facilities Manager, etc. All discussed administrative locations and a larger yard vs keeping an office for HT&G at Town Hall. There are other departments' needs that must still be addressed outside of this plan, such as the Water Department. Option 2 has more space to perhaps include other departments' administrative personnel.

Mr. Ferguson would like to request funding at this Town Meeting and Election, which he realizes would require a debt exclusion override. This proposed schedule is aggressive and may have to wait until the potential Sparrell/Town Hall combination is sorted out. The board would need potential costs identified for both projects before moving ahead on either, per Mr. Morin. More discussion ensued about cost adding and cutting. All thanked Mr. Ferguson and Mr. Forte for coming in.

MMA Annual Meeting Update

The MMA update will be scheduled on another agenda.

Set Annual Mileage Rate

Motion; made by Gregg McBride, seconded by Alison Demong, to approve the 2019 annual mileage rate, consistent with prior years, at 58 cents per mile, effective 2/1/19. Unanimously voted

Ms. Allen announced that Mr. Morin's new contract has been signed, noting the \$10,000 salary increase, addition of \$100/month of deferred compensation and increase in the travel allowance. These changes are also detailed in the prior week's BOS meeting minutes.

The board is not meeting next week on 2/6/19, but will meet the following week on 2/13/19.

Adjournment

Motion; made by Gregg McBride, seconded by Alison Demong, to adjourn at 9:00 pm. Unanimously voted



Ellen Allen, Chair