

**Norwell Board of Selectmen
Meeting Minutes
May 17, 2017**

TOWN OF NORWELL
TOWN CLERK

2017 JUN -9 AM 7:57

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

Guests: Zoning Board of Appeals; Lois Barbour, David Turner, Ralph Rivkind

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Open Session – 40 River Street, Upcoming ZBA hearing

Ms. Barbour asked the BOS about the details of the agreement with Metro West that are currently in place, as this will be the Town's first "friendly 40B". Mr. McBride updated all on the status of this project. The Town is donating the land for this project, which was approved at the 2015 Annual Town Meeting. Mr. McBride gave the ZBA a copy of the predevelopment term sheet signed by both Metro West and the BOS. Per Mr. McBride, it takes many market price units to underwrite the subsidized units in a project like this one. This development is 100% subsidized, so it is a very expensive project. CPA funding is supplying most of the Town's contribution, which is good for the Town but tough to obtain additional grants and funding.

Ms. Barbour was given a copy of the development agreement terms sheet and an overview of the agreement itself. Metro West has requested a number of funding comps from the Town: Payment In Lieu Of Taxes (PILOT), no charges for building or permit fees, etc. The CHT will assist Metro West, but will not grant all of these cost forgiveness asks as negotiations continue. The ZBA panel for the hearing on May 31st will be composed of Ms. Barbour, Mr. Rivkind, and Phil Brown.

Ms. Allen informed Ms. Barbour about the BOS vote to waive the filing and building permit fees. This information will be included in Metro West's pro forma budget.

Mr. Morin updated all on the latest tax valuation information for the property at 40 River Street. All expect the valuation to be low enough not to bother asking for the PILOT. The estimated value (non-income) is about \$2.75million; if using the income approach the estimated value is about \$3.8 million. This is a significant amount of money.

Mr. Brown reminded all that this property's potential for tax remuneration was used as a selling point to residents for this friendly 40B. To waive this projected income stream for the Town would be disingenuous to residents, and not fair to those who voted for this project.

The eligibility of Town residents and AH qualification criteria levels for these units were discussed at length. Mr. McBride gave a quick recap of the background for the Warrant Article, noting that the project has changed in order to qualify for the safe harbor as well as expanded funding. The CHT increased its donation amount by \$250K when the number of units increased from 14 to 18. Discussion ensued about "40B's" in general. Ms. Barbour updated all on new 40B regulations.

The ZBA should review the financials on this development first, which may address some of its concerns. Per Mr. McBride, if there is pushback from residents to categorize some of the units as market rate the project will get fewer subsidies. Under the CPA legislation, the project is considered all "affordable"; under 40B regulations the AH units are a percentage of the total project.

Ms. Barbour asked that the BOS please give the ZBA all relevant project information via electronic documents. Mr. Morin will check with the Building Inspector for his requirements before the meeting on 5/31/17.

ZBA members departed at 7:17pm.

Mr. Morin expanded on the discussion about the 40 River Street property valuation, citing the two different methods mentioned earlier:

1. Calculate an appraised value based on the building plans plus the land – \$2.785M.
2. Factor in projected rent using affordable and market rental rates plus the property value - \$3.8M.

The valuation difference between methods 1 and 2 is the income yield in taxes of \$45.8K-\$62.8K per year.

Ms. Demong asked who will make the decision on the choice of valuation method. Per Mr. Morin, the Board of Assessors. Metro West is getting the land and financial assistance and is being taxed at the lower AH level. The Town should realize some tax benefit. Mr. Brown asked how much CHT funding was approved; answer - \$1.25M. The land value is \$274K. Mr. Morin would give Metro West a break and use the lower valuation for the tax rate. This is NOT a commercial 40B. All discussed project viability using a mix of market rate and AH units. There is still a funding gap, which will hopefully be filled when Metro West gets actual construction cost estimates. There is much interest from residents in the Town about moving into this development, which is 80% affordable by 40B definition and 100% affordable by CPA definition.

Open Session at 7:30

The meeting was called to order by Chair Jason Brown at 7:30pm. Mr. Brown updated all on the meeting with the ZBA.

Motion; made by Ellen Allen, seconded by Peter Smellie, to approve the agenda as written, with the exception of Item 4C, which will be discussed at a future meeting. Unanimously voted

BOS Reports and Announcements

Mr. Brown announced the event schedule for Memorial Day. Activities begin with the parade at 10am. The ceremony will follow immediately after the parade. If there is rain, the events will be held in the Cushing Center.

Ms. Demong announced a tick education program on Tuesday evening, May 24th, in the Little Theater at the High School. Steve Rich, head of the tick testing lab at UMass Amherst, will speak. The program is open to all.

Mr. Brown reminded all to vote on Saturday at the Middle School, from 8am to 6pm.

Town Administrator's Report

Mr. Morin announced that the Town received another small grant from MAPC to provide the documentation needed for the Green Communities grant compliance.

Norwell Police Department 5K Road Race – October 15, 2017

Police Chief Ted Ross attended to provide the particulars about the race, which will use a new course off Route 53. This is a 5K race which will begin and end at the Police/Fire station complex. Chief Ross provided details for the safety procedures and other arrangements. The event duration will be about one hour. As this will be held on a Sunday, the organizers will be cognizant of church services at St. Helen's and residents will be free to come and go. This course change is taking place because of the number of events held on the old course roads near the High School. There were 150 runners last year. All proceeds will go to the K9 unit. The Police Dept. has raised about \$7K already, and they hope to cover the cost of the cruiser with the race proceeds. The plan is to purchase the service dog in June.

Motion: made by Ellen Allen, seconded by Peter Smellie, to approve the request for the Norwell Police 5K road race, to be held on 10/15/17. Unanimously voted

Summer Fest Request – June 17, 2017

Kristen Jervey and Ann Marie Costello, Summer Fest organizers, were present to update the board on this event. They have reached their funding goal of \$60K as of today! Both gave the board details about the event and attendees, which includes 53 artisans, lots of kids' attractions and other participants. Attendees and participants will use the Town Hall parking lot and take the shuttle to Town Center. Main Street will be closed from Dover Street to Circuit Street for the hours of 9am to 9pm. Summer Fest hours will be 2-8pm, very similar to this event in 2015. Ms. Jervey gave updates on the stores and businesses that are participating. There are 12 police details this year, with the same setup as last time for communications and emergency readiness. The board reviewed the map of events and locations to the board. Tinkers Son and McGreals will be applying for a 1 day outdoor permit to serve alcohol. All license requests will be approved by Mr. Morin. Ms. Demong will follow up with the administrators of the Road to Responsibility Group Home on Main Street, but its location is at the outskirts of the area and not really affected. All abutters have been notified and are fine with this event. The dunk tank proceeds go to the schools. Ms. Jervey and Ms. Conway thanked the BOS for their help.

Gateway to Summer – Council on Aging, Susan Curtin

Mr. Morin gave a brief update as Ms. Curtin was unable to attend. This event will be held on Wednesday, May 31st from 10am to 1pm, and will provide seniors with information on transportation help and summertime events. Such items as Senior Charlie Cards, EZ passes, Senior passes for national parks and DCR lifetime passes will be available, as well as information about Norwell activities.

Get out and enjoy the summer at a discount!

Applicant for Cemetery Committee- Brian Kelley

Officer Kelley was welcomed by Mr. Brown and the board. He gave a brief history of his background and reasons for interest in this committee. He hopes to offer his perspective to the committee and residents, and wants to make a difference in how people using or visiting the cemetery are treated.

All welcomed him to the committee and thanked him for volunteering his time.

Motion: made by Ellen Allen, seconded by Peter Smellie, to appoint Brian Kelley to the Cemetery Committee for a term expiring 6/30/20. Unanimously voted

Mr. Morin updated all on the Cemetery Committee meeting today.

Applicant for Commission on Disabilities – Jeanne Scammell

Motion: made by Ellen Allen, seconded by Peter Smellie, to appoint Jeanne Scammell to the Commission on Disabilities for a term expiring on 6/30/20. Unanimously voted

Complete Streets Committee Appointment – Peter Bloomfield

Motion; made by Ellen Allen, seconded by Peter Smellie, to appoint Peter Bloomfield to the Complete Streets Committee for a term expiring on 6/30/20. Unanimously voted

Capital Budget Committee Appointment - Robert Monahan

Motion; made by Ellen Allen, seconded by Peter Smellie, to appoint Robert Monahan to the Capital Budget Committee for a term expiring on 6/30/20. Unanimously voted

Execute AFSCME contract

Mr. Morin reported that this is a 3 year agreement which follows a one year agreement, with 2% per year increases. The agreement clarifies details for being on standby, with additional pay as detailed in the contract. Mr. Morin highlighted additional contract agreements for other areas such as sick pay, a modest buy back of sick leave, longevity pay, funeral leave, probation, attire changes. It also resolved a longstanding grievance. Workers must now always wear safety vest and helmets under the updated regulations. All commended Mr. Morin on this contract negotiation.

Motion; made by Ellen Allen, seconded by Peter Smellie, to approve the AFSCME contract as presented for 3 years expiring 6/30/20. Unanimously voted

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Wildcat Hill Order of Taking

This is an administrative procedure subsequent to the Town Meeting approval vote.

Motion; made by Ellen Allen, seconded by Peter Smellie, to approve the order of taking for Wildcat Hill as presented. Unanimously voted

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Future agendas

There are some items for next week; summer schedule, CPC applicant

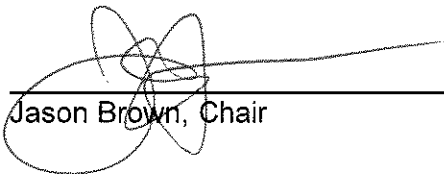
Ms. Allen is away the next two Wednesdays

The board will table Reorganization for a future meeting, to be discussed next week

Summer schedule dates will be discussed next week, usually every other week starting in July.

Adjournment

Motion; made by Ellen Allen, seconded by Peter Smellie, to adjourn at 8:10pm. Unanimously voted



Jason Brown, Chair