

**Norwell Board of Selectmen
Open Meeting Minutes
9/4/19**

TOWN OF NORWELL
2019 SEP 26 AM 10:27

Present: Ellen Allen, Jason Brown, Alison Demong, Bruce Graham, Joe Rull, Peter Morin, Gregg McBride – Community Housing Trust Chair
Darleen Sullivan – Treasurer

The meeting was called to order at 6:46pm in Open Session.

The board reviewed and discussed some of its pending action items.

Circuit Street Parcel

Ms. Sullivan gave a summary of the status of this Town owned property, parcel 69-18, which is 2.5 acres (with buildable upland) on Circuit Street and Barrel Lane. The property, which was moved from tax title to tax foreclosure for unpaid taxes, is ripe for auction or some AH units. If it is auctioned, the Town could earn some revenue to offset the unpaid taxes of about \$74K. Mr. McBride stated that the Community Housing Trust (CHT) voted to ask that this parcel be set aside for future Affordable Housing (AH). If the board decides in favor of this an Article would have to be included in the Warrant for Town Meeting in the spring. All reviewed maps of the parcel and discussed Barrel Lane and previous transactions, as well as options for AH configurations. The board continued discussion about the pros and cons of AH vs selling the parcel for additional tax revenue, and explored AH options such as Habitat for Humanity. This parcel could only accommodate a single family or group home, and would not interest an AH developer looking for a larger property. Ms. Allen will obtain further information about the recent Duxbury Habitat for Humanity project. Per Ms. Sullivan, the Town could probably realize \$300K if the property goes to auction to offset the \$74K sitting in tax foreclosure. Mr. Brown would like the 40 River Street PILOT issue to be included in the Warrant at the spring Town Meeting. The board will discuss the potential fall Special Town Meeting again, later in this meeting.

An RFP would have to be issued in order for the BOS to donate this parcel to Habitat for Humanity. Ms. Demong noted that the Carleton Property Committee is planning to present an Article at Town Meeting to put Affordable Housing on Lincoln Street. She would like to wait on this action until the Carleton Property Committee Warrant AH Article is voted in the spring. She is planning to meet with the CHT to understand the finances for an AH development project. All discussed AH questions, models and finances. Future work with the MAPC on Economic Development with an AH element at Queen Anne's Plaza and its real estate tax impact will be discussed over the next several months. It would be beneficial for the Town to retain control over developing AH to avoid potential additional unfriendly 40B's. All agreed that there is very little ROI with a small scale development like Circuit St/Barrel Lane - larger impact AH projects are needed. Mr. McBride reminded all that safe harbor from unfriendly 40B developers would be 18 new AH units each year, adding that meeting the Subsidized Housing Inventory quota is both a moving target and a tough goal. The 40 River project creates safe harbor for one year. Mr. Brown would like to consider legal zoning for accessory units, which would help solve part of this equation, adding that the Queen Anne development project is still a long way off. Mr. McBride has spoken to the Habitat for Humanity organization, who would be amenable to multiple/group housing on this lot. All discussed AH options for Town Meetings and Warrant Articles in the upcoming year.

Ms. Sullivan discussed other parcels in her "Top Ten" taken by the Town for tax title that may be candidates for auction or AH in the near future.

Mr. McBride reported to the board that developer Metro West's bank is loaning them an additional \$125K for the 40 River Street project. The loan modification document has been reviewed by both Mr. Morin and Attorney Galvin.

Motion; made by Jason Brown, seconded by Alison Demong, to approve the loan modification for Metro West Development from Eastern Bank in the amount of \$125,000. Unanimously voted. The documents were signed and notarized.

All discussed the Harbor Media agreement and how the PEG funds are being spent. Mr. McBride expanded on the media activities included in this agreement, which is underwritten through the PEG funds and has been reviewed by Mr. Morin and counsel at KP Law.

Motion; made by Jason Brown, seconded by Alison Demong, to approve the grant agreement between the Town of Norwell and Hingham Community Access and Media, Inc., d/b/a Harbor Media, expiring 6/30/24. Allen, Demong, Brown – voted yes; Rull – voted yes, Graham – voted no. Motion carried

Open Session – Osborn Room

The meeting was called to order at 7:34pm by Chair Ellen Allen, who reminded all that the meeting is televised and recorded. All rose to recite the pledge of allegiance.

Motion; made by Jason Brown, seconded by Bruce Graham, to amend the agenda to postpone Item 4a. and approve the agenda as amended. Unanimously voted

Citizen Comments

Bob Woodill came forward to ask if there is a way to create ID badges for Con Com's volunteers who work in and around the Town. Mr. Morin will look into this.

BOS Reports and Announcements

The first day of school is tomorrow. Please be aware of extra traffic, school buses and pedestrian traffic.

Ms. Allen read the 2020 federal census announcement alerting residents to the field workers who are going door to door in the town. This is a legitimate process, and the workers are carrying identification.

Town Administrator's report - None

Community Housing Trust (CHT) Update

Gregg McBride, CHT Chair, was present to review the updated Affordable Housing Production Plan (AHPP). The Planning Board still needs to approve this draft. Town Planner Ken Kirkland did comment on the plan and suggest some edits. Mr. McBride noted that very little in the draft is new, but the plan addresses Affordable Housing (AH) in a number of different contexts. In this 7-year update, it is reported that the Town is projected to have increasing numbers of seniors and small households. Average income will generally be higher, but there is a growing disparity in generational income. There are senior residents living here with very little means. Mr. McBride noted the important points in the Executive Summary: rental units are scarce and there is an extremely low vacancy rate. The Subsidized Housing Inventory(SHI) targets are tough to meet as the 10% AH goal is always increasing. Large developments are not what the Town wants to build. The AHPP focuses on getting to the 10% goal, but the secondary goal is generating different types of housing. All discussed the plan content and next steps. This draft needs to be approved by the BOS in the next month. Mr. Brown would like to post and meet with the Planning Board to discuss the AHPP update. Ms. Allen has been in touch with the Planning Board Chair to schedule a meeting for an early evening on a Wednesday. Please reach out with any AHPP questions to Mr. McBride. The next CHT meeting is Thursday, September 12th.

This plan update might need more review and discussion with the Planning Board. Ms. Allen will follow up with the Town Planner for feedback.

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John Haskins Whiting Fields License Renewal discussion

All reviewed and discussed the draft of this license to hay the fields. Mr. Haskins was present to answer questions. One year extensions to the contract are acceptable to the board and Mr. Haskins. Discussion ensued about long range maintenance of the field walls. Separate from this license, Mr. Haskins has submitted a proposal to the Carleton Property Committee for the initial cleanup of the walls. He has agreed to include stone wall maintenance (after the initial clean-up) as part of this license.

Mr. Haskins' proposal has detailed information about clearing both sides of the walls along Main Street and Lincoln Street. Per Mr. Haskins, the work could be completed in about two weeks. The Carleton Property Committee will give their recommendation to the BOS for a vote once they review the proposal.

All discussed the maintenance policy in place on the other Town fields, which are overseen by Con Com. Ms. Demong will follow up with Mr. Haskins on the proposal.

Motion; made by Jason Brown, seconded by Alison Demong, to approve the Whiting Fields Haying license agreement between the Town of Norwell and John Haskins for a three year period ending 9/30/22. Unanimously voted

Town Administrator – FY20 Goals

Ms. Allen opined that these goals should mesh with the BOS FY20 Focus Areas as the year progresses. The Board agreed and talked through those Focus Areas, identifying which ones are primarily the responsibility or in some way involve the TA. The approved list of both the BOS Focus Areas and Town Administrator Goals will be posted on the website when they are approved by the board.

Fall Special Town Meeting Date and Planning

Ms. Allen updated the board on the assisted living overlay citizens petition, which would not be ready for a Fall Town Meeting per its proponent. Mr. Morin reviewed some additional Articles that could be addressed at a Fall Town Meeting: Town speed limits, 40 River St. PILOT and Town Hall/Highway yard rehab projects. Another option would be to consider a Special Town Meeting (STM) in the winter. The board reviewed the status of potential Warrant Articles for a Fall Town Meeting as opposed to waiting until January for additional Articles to be ready for consideration. All agreed that there is not quite enough content ready for a vote this Fall. The hope is to encourage better resident participation with a separate Special Town Meeting covering some articles thereby shortening May TM. Discussion continued about options for scheduling the STM to Jan/Feb. and the pros and cons of a separate STM.

Mr. Rull noted that he has been talking about traffic issues for almost two years and would like to get the residents the option to vote on changes.

1/27/20 was discussed as a possible date, as well as which Articles might be ready for a vote. The board will make their decision at the next meeting.

8:30 - Public Hearing – Blue Moon CV License

Motion; made by Jason Brown, seconded by Alison Demong to open the public hearing at 8:33pm. Unanimously voted

Mr. Rull read the notice of public hearing posted in the Patriot Ledger on August 20, 2019.

Ms. Allen invited the applicants to come forward and summarize their background and purchase of the business. Mr. DeMatteo highlighted his work experience at Blue Moon and the opportunity to purchase the business. All departments have approved the license application. The Treasurer/Collector noted that the seller of the business, who was present to support the applicant, owes \$45 in taxes. This outstanding amount will be paid without delay.

Motion; made by Jason Brown, seconded by Alison Demong, to approve the CV license for Blue Moon Pizzeria. Unanimously voted.

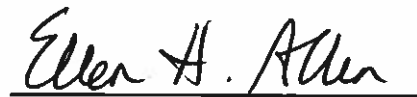
Motion; made by Jason Brown, seconded by Alison Demong, to close the public hearing at 8:37pm. Unanimously voted

The board discussed future agenda items for upcoming meetings.

Adjournment

Motion; made by Jason Brown, seconded by Alison Demong, to adjourn at 8:50pm.

Unanimously voted

A handwritten signature in cursive script that reads "Ellen H. Allen". The signature is written in dark ink and is positioned above a horizontal line.

Ellen Allen, Chair