

TOWN OF NORWELL  
TOWN CLERK  
2024 JAN 12 AM 10:59

**Community Preservation Committee  
Meeting Minutes for the Annual Public Hearing**

**Meeting Date:** December 14, 2023, at 7 pm

**Location:** Osborn Room, 345 Main Street

**Members Present:** Bob McMackin, Chair  
Patrick Kelly, Vice Chair, Recreation Committee Liaison  
Marynel Wahl, At-Large, Via Zoom  
Nancy Dooley, Housing Authority Liaison  
Susan Powell, At-Large, Via Zoom  
Jeff Hassett, At-Large  
Bob Norris, At-Large  
Rachel Wollam, Historic Commission Liaison

**Members Absent:** Brendan Sullivan, Planning Board Liaison

**Others Present:** Kristin Ford, Administrative Assistant

**1. Meeting called to order at 7:00 pm**

**2. Approval of Agenda at 7:02pm**

*Motion: to accept the agenda as written (Norris) seconded (Wollam) and passed by roll call vote.  
8-0-0.*

**3. Citizens Commentary 7:04pm**

None

**4. Open Public Hearing 7:05pm**

- CPC Video Presentation was not able to run due to computer difficulties.
- Year in review 2023 PowerPoint (slides attached)
- FY25 Applications – the following is a list of the Applications to be voted on February 8, 2024.

Charles "Ed" White Trail Renovation and Expansion  
Trail Tree Hazards Phase III  
Community Housing Trust  
Historical Society Archives Project  
First Parish Cemetery Stone Rehab Project  
Carlton Affordable Housing Project  
Washington Street Cemetery  
Clipper Community Complex Restrooms  
Boardwalk Capital Improvement Project

TOWN OF NORWELL  
TOWN CLERK

2024 JAN 12 AM 10:59

RECEIVED

5. **CPC Liaison Project Updates 7:35pm**

Member Dooley shared the Housing Authority met 12/13/23 and discussed St. Helen's.

Member Wollam shared the Historic Commission visited the Norwell Grange 12/13/23 and the Norwell Historic Society had their first event "Christmas in the Farmhouse" since Covid-19 and it was a great showing of roughly 100 people.

6. **Approval of Minutes at 7:36 pm**

*Motion: to approve the minutes of December 7, 2023, as written (Dooley) and seconded by (Norris) and passed by roll call vote 8-0-0.*

7. **Approval of Bills at 7:40pm**

Payroll	15-194-0101-5110	\$ 608.66
Gale Assoc., Gaffield Park Plaza,	15-194-1233-6831	\$ 732.00
Gilbralter Stone, Norwell Community Gardens	15-194-8126-6822	\$1,140.00
GateHouse Media Public Hearing Ad,	15-194-0201-5497	\$ 569.41
Gilbralter Stone, Cushing Tomb,	15-194-8122-6818	\$6,800.00
TBA Architects, 15-194-1233-6833 Farmhouse Outbuildings		\$1,045.00

*Motion: to approve the invoices as presented (Dooley) and seconded by (Norris) and passed by roll call vote 8-0-0.*

8. **Adjournment**

*Motion to adjourn at 7:45pm (Norris), seconded (Dooley) approved by roll call vote 8-0-0.*

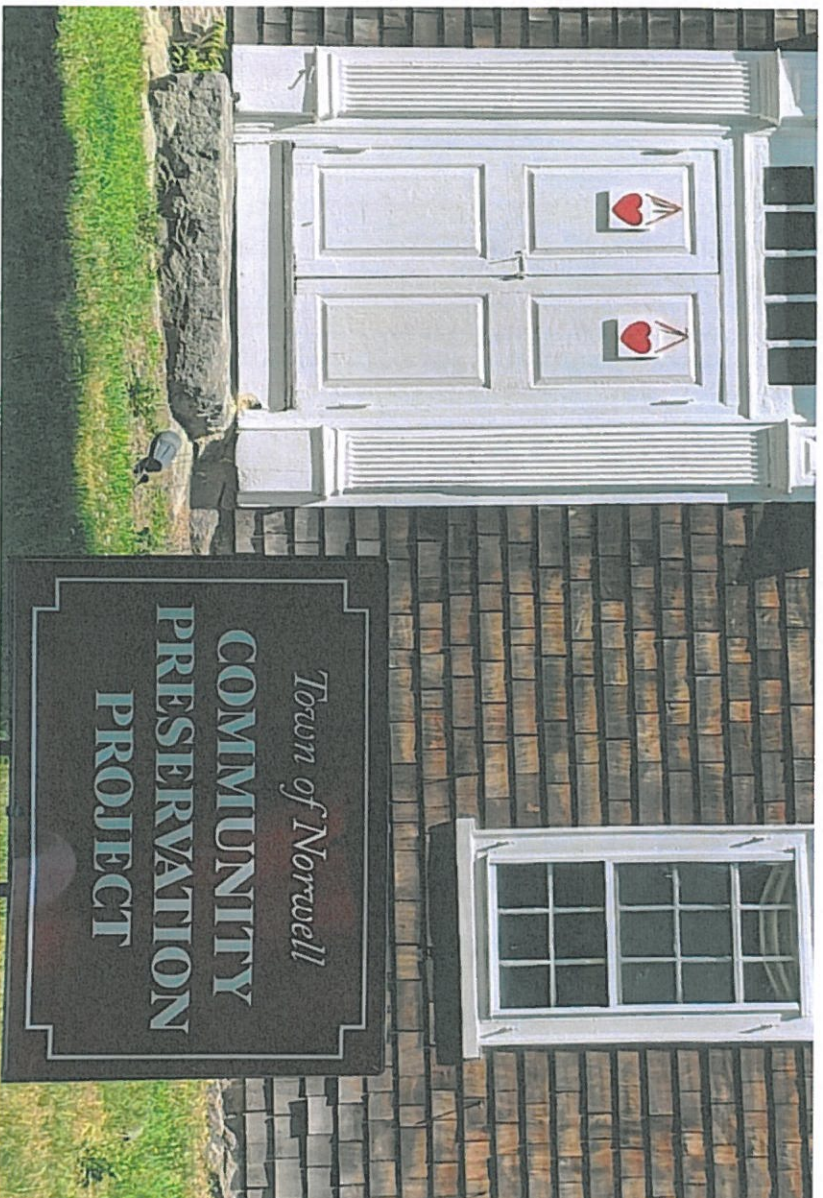
9. **Next Scheduled Meeting – Thursday, January 11, 2023 7pm.**



TOWN OF NORWELL  
TOWN CLERK

2024 JAN 12 AM 10:59

Community  
Preservation  
Committee  
Annual Meeting  
12/14/2023



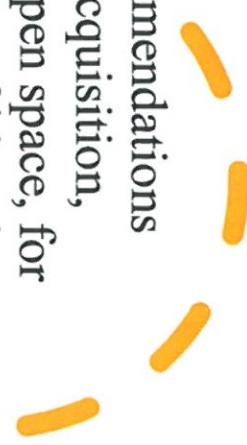


# CPC Duties per 2002 Bylaw - 1

1. The Community Preservation Committee shall study the needs, possibilities and resources of the Town regarding community preservation. The Committee shall consult with existing municipal boards, including the Conservation Commission, the Historical Commission, Planning Board, the Recreation Commission and the Housing Authority, or persons acting in those capacities or performing like duties, in conducting such studies.



## CPC Duties per 2002 Bylaw - 2



2. The CPC shall make recommendations to the Town Meeting for the acquisition, creation and preservation of open space, for the acquisition and preservation of historic resources, for the acquisition, creation and preservation of land for recreational use, for the creation, preservation and support of community housing and for rehabilitation or restoration of such open space, historic resources, land for recreational use and community housing that is acquired or created as provided in this section. ... reuse of existing buildings or construction of new buildings on previously developed sites.

# CPC Duties per 2002 Bylaw – 3

---

3. The CPC may include in its recommendation to the Town Meeting a recommendation to set aside for later spending funds for specific purposes that are consistent with community preservation but for which sufficient revenues are not available in the Community Preservation Fund to accomplish the specific purpose or to set aside for later spending funds for general purposes that are consistent with community preservation.



# 2023 Norwell Household's CPC Contributions



- Average single home parcels: 3,456
- Average single home value: \$798,053
- Average single home tax bill: \$12,202
- Average single household CPC contribution: \$366

## CPA Funds Expended since Norwell Elected to Participate in the Program on March 16, 2002

---

- Total CPA Funds for CPC Projects \$26,215,488
- Norwell's Contribution \$18,350,841 (70% of the total)
- State Contribution \$7,864,646 (30% of the total)








# Projects Funded since CPA Adoption

---

156 Total projects funded

- 51 Historic projects (33%)
- 91 Open Space and Recreation projects (58%)
- 14 Affordable Housing projects (9%)

# Funding by Category



• Historic	\$4,157,268.00	(16%)
• Open Space and Recreation	\$19,174.720.00	(73%)
• Community Housing	\$2,883,500.00	(11%)
• Total	\$26,215,488	



## Community Preservation Act Plan Guidelines



The municipality “shall study the needs, possibilities and resources of the city or town regarding community preservation, including the consideration of regional projects for community preservation.”

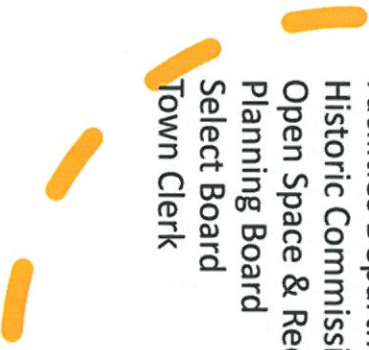




# CPC Plan Process – Phase 1

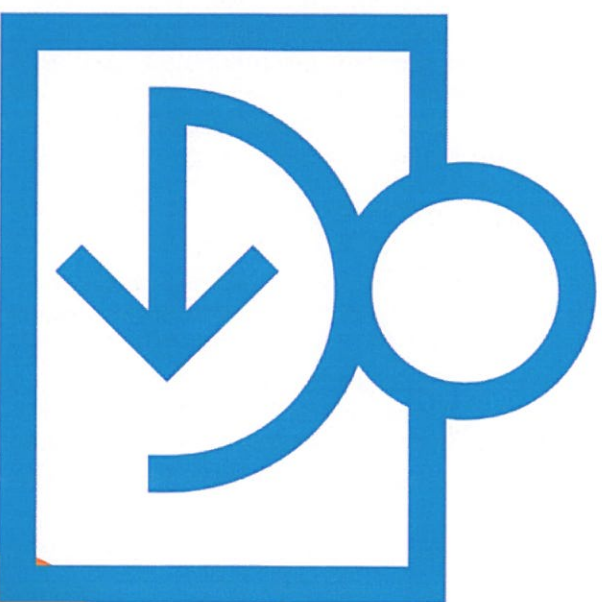
The first step in developing a CPC plan will be to survey 27 municipal and volunteer boards, committees, and individuals regarding what they consider to be the main CPC priorities, specific ideas for funding, and how important they view Norwell's participation in the CPA. Those surveyed will include:

Advisory Board	Athletic Fields Committee	Beautification Committee
Board of Water Commissioners	Capital Budget Committee	Cemetery Committee
Commission on Disabilities	Community Housing Trust	Conservation Committee
Council on Aging	Cultural Council	Cushing Memorial Committee
Facilities Department	Highway / Tree Department	Historical Society
Historic Commission	Library	North River Commission
Open Space & Recreation Implementation Committee	Recreation Commission	Pathway Committee
Planning Board	Town Administrator/Asst Administrator	School Committee
Select Board	Veteran's Agent	
Town Clerk		



# Respondents

- 110 Surveys sent
- 74 Surveys completed (67% response rate)
- 68 Respondents volunteers
- 5 Respondents town employees
- 1 Respondent employee and volunteer



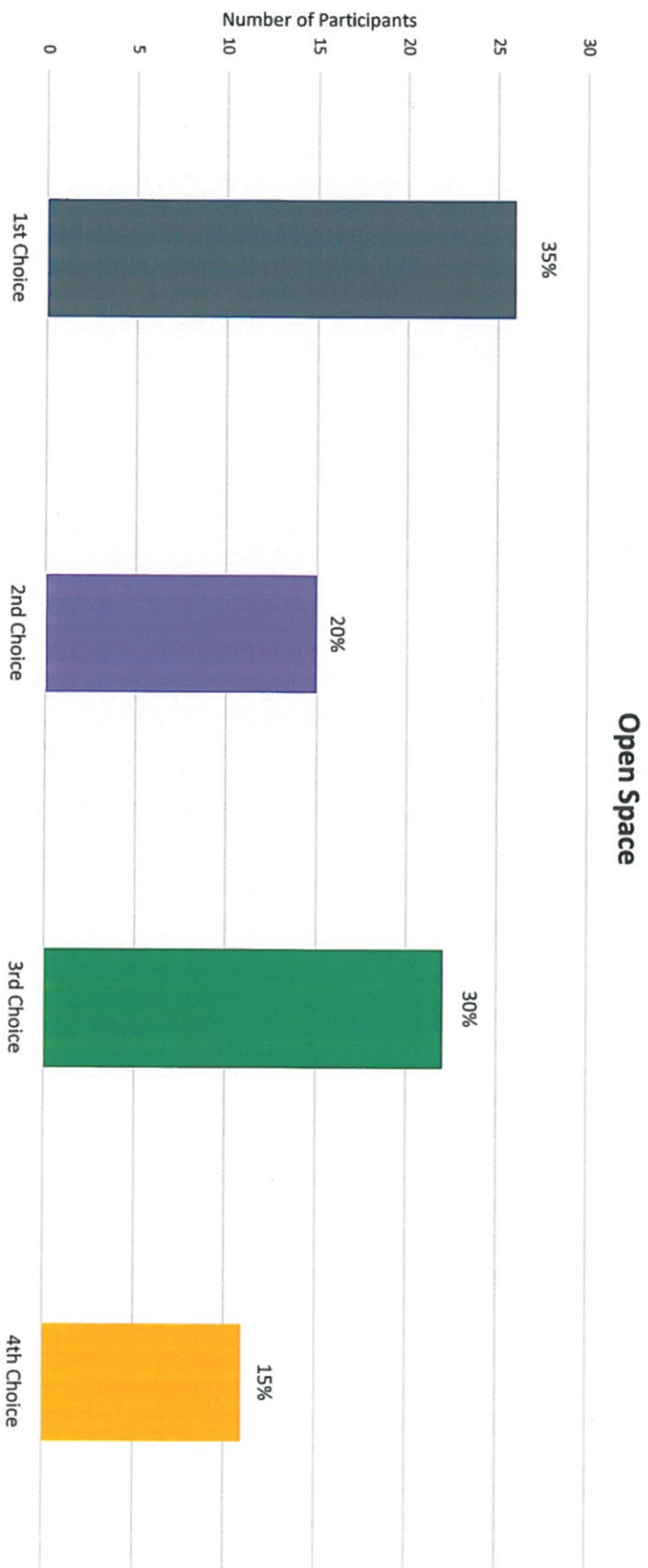
# Item 1

---

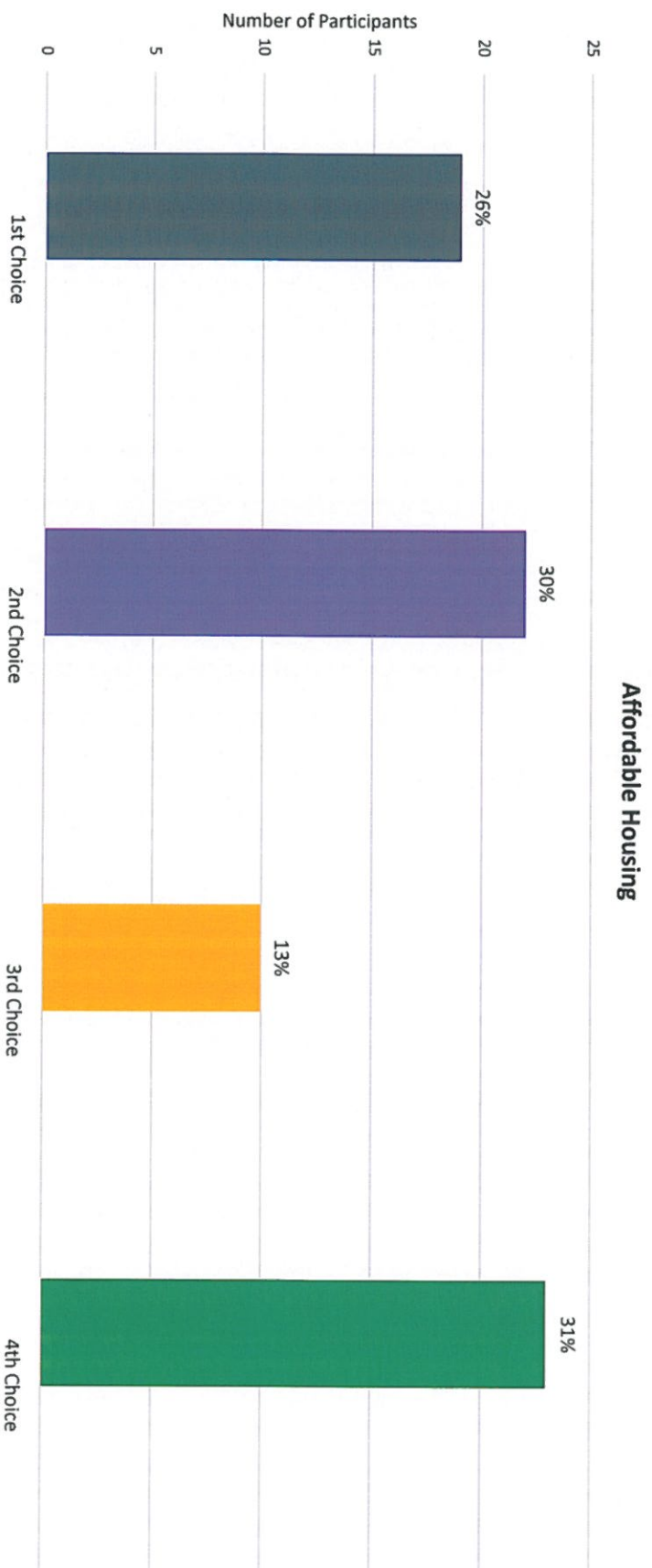
Based on your CPA's primary interests, please rank in order of one to four the four CPA areas below, with one being the area you consider most important.



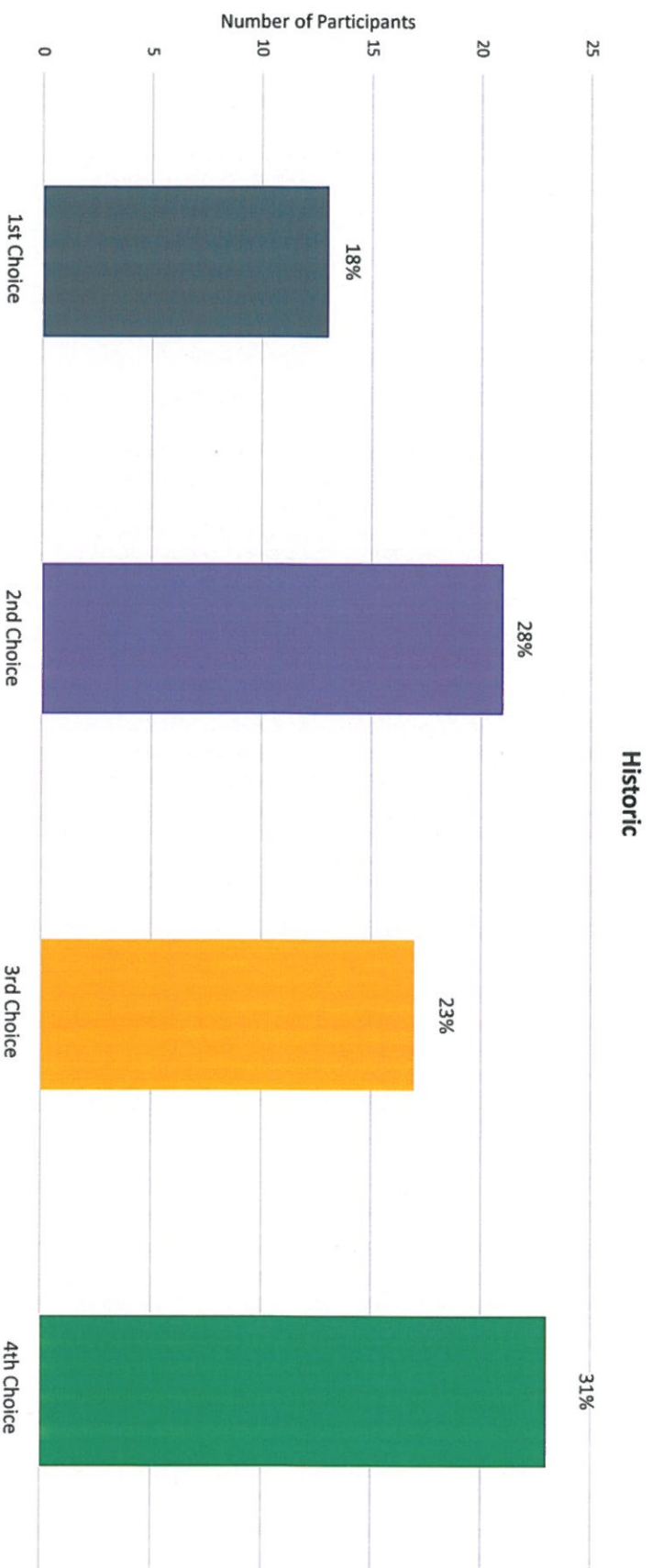
# Survey Priority Area – Open Space



# Survey Priority Area – Affordable Housing



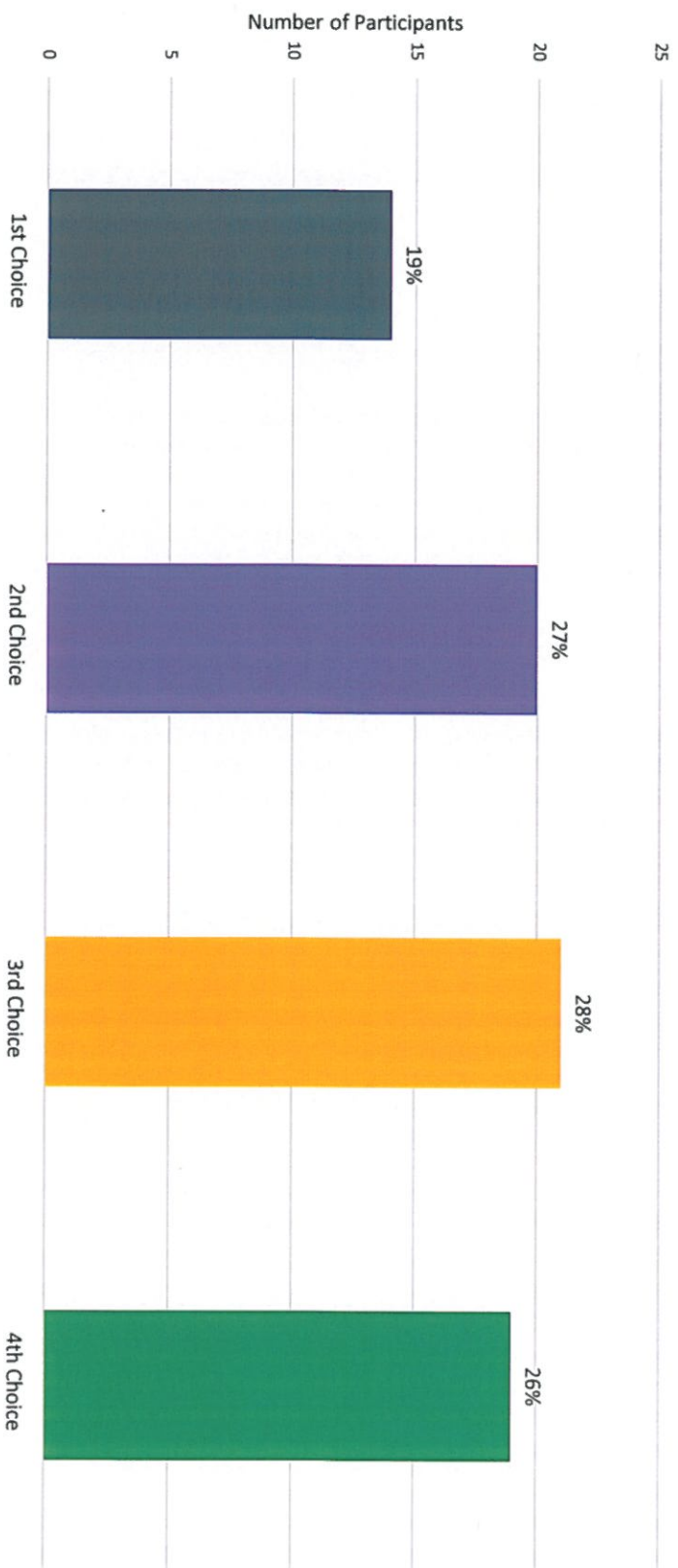
# Survey Priority Area – Historic





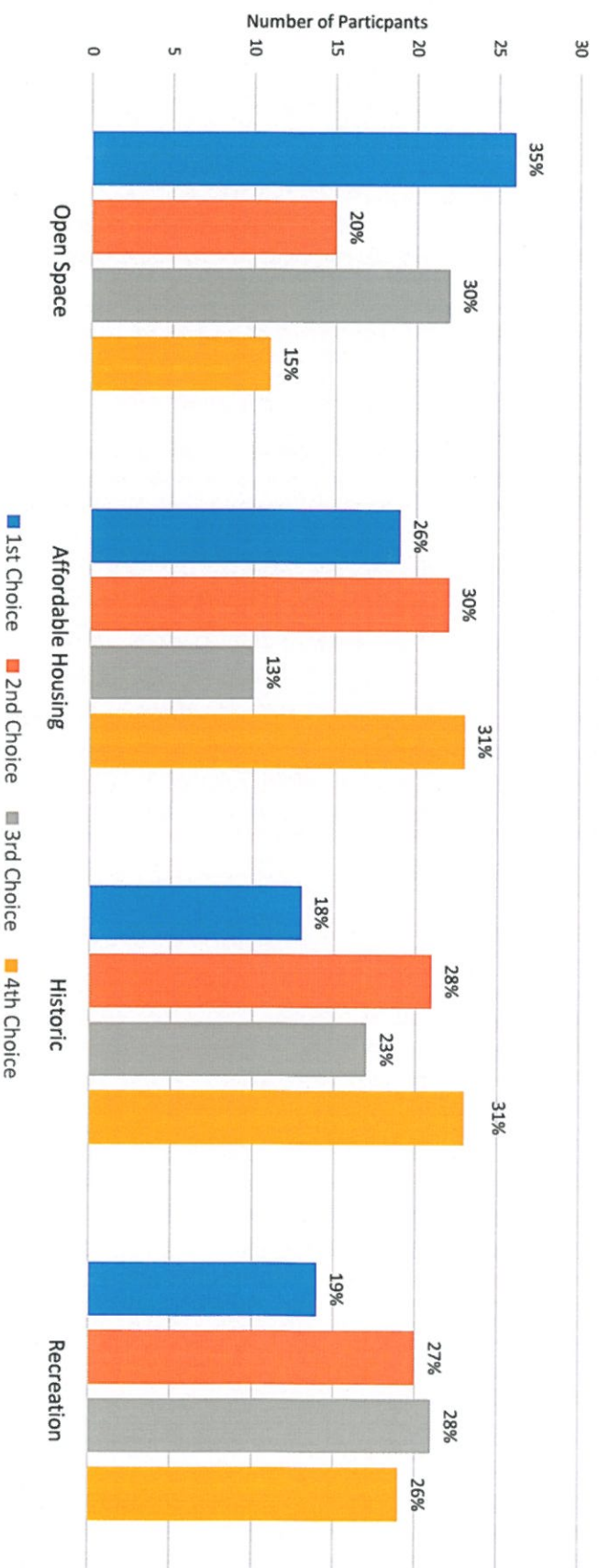
# Survey Priority Area – Recreation

## Recreation



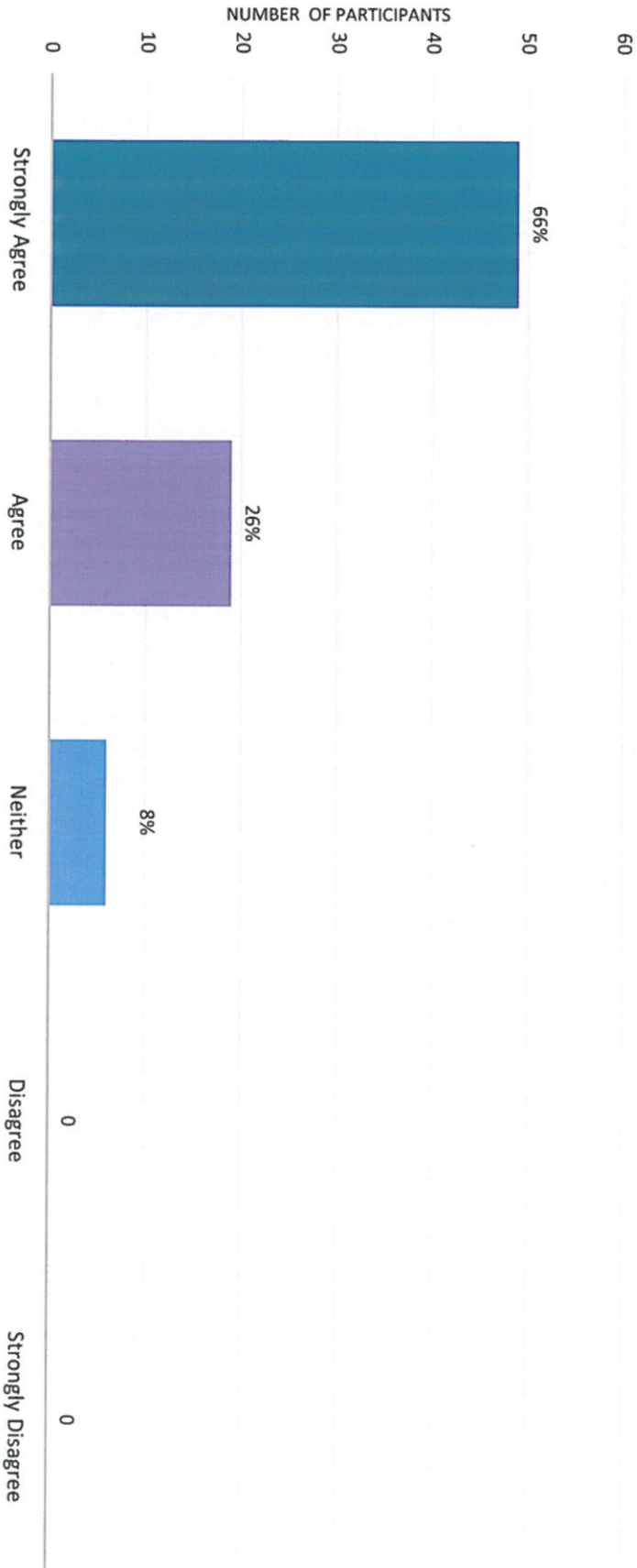
# Survey Priority Area – All Areas

## CPA Primary Interests Combined



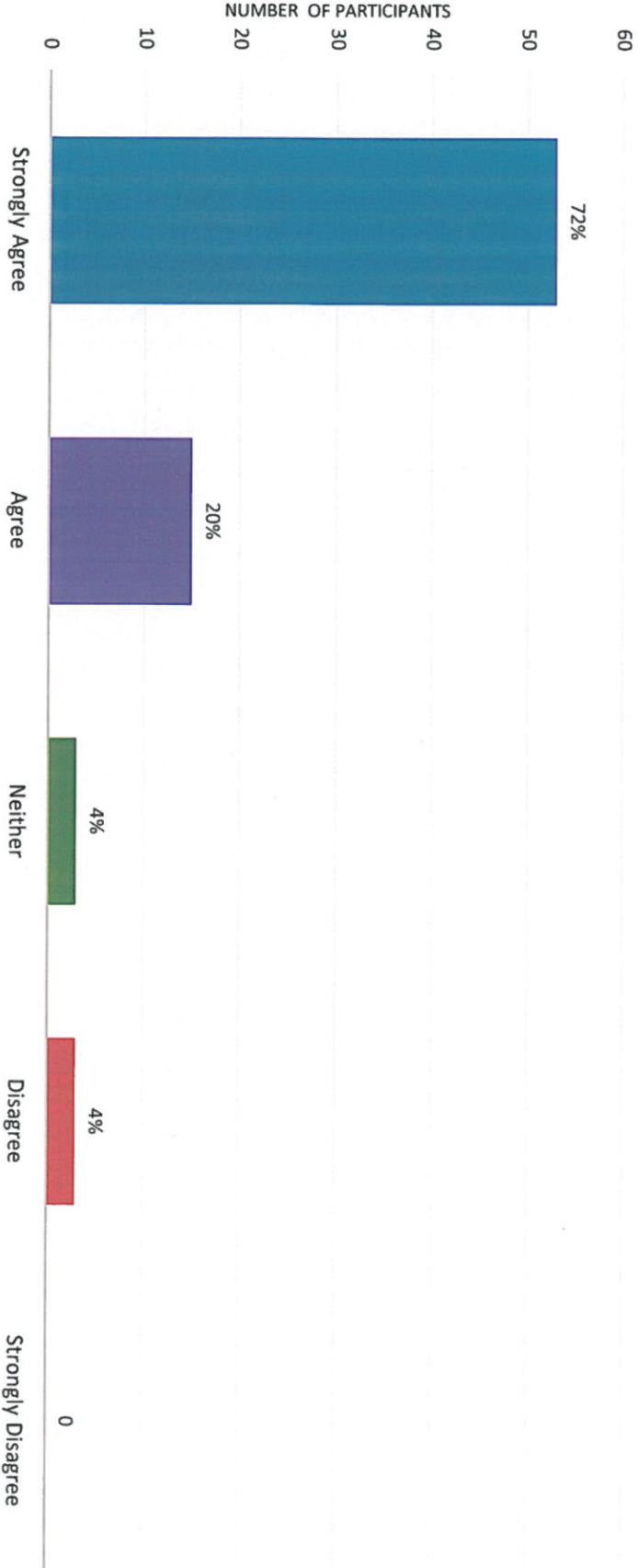
# Does Norwell's Participation in the CPA Improve the Quality of Life for Town Residents?

Norwell's Participation in CPA



# It is Important That Norwell Participates in the Community Preservation Program?

Continued CPA Participation





# Item 5

---

Please describe three priority projects you consider most important for Norwell to focus on for the use of CPA funds.

# Priority Projects by Categories





---

## Open Space Project Ideas

- Expand the town's greenway and pathways
- Connect Norwell's greenways to abutting communities
- Develop a North River greenway
- Acquire more open space
- Continue to develop the Hemingway Garden and wildflower field
- Preserve Norwell's rural character





# Affordable Housing Ideas

---

- Small scale housing projects
- Affordable housing for seniors and town employees
- Multifamily housing
- Develop affordable housing on the Carlton, Wildcat or St. Helen's properties
- Evaluate unused buildings for affordable housing
- Use town land for affordable housing
- Combine a community center with senior affordable housing





## Recreation Ideas

A recreation center  
(multigenerational,  
include a pool)

CCC bathrooms

Create a town park or  
recreation space not  
linked to a school

Refurbish tennis  
courts

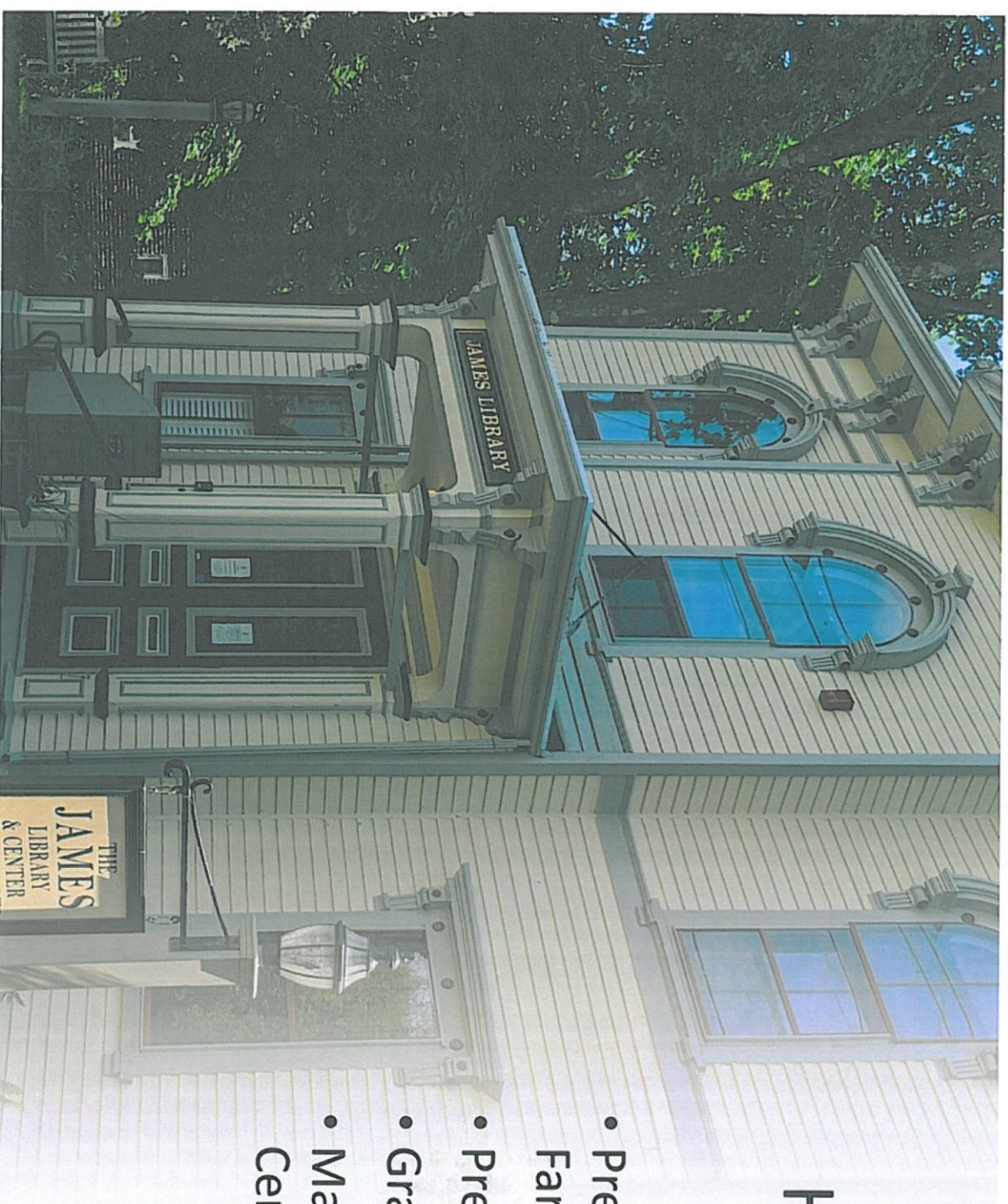
Have more accessible  
recreation  
opportunities for  
persons with mobility  
issues

Sidewalks



# Historic Ideas

- Preservation of Jacob's Farmhouse
- Preservation of the Grange
- Graveyard preservation
- Maintain the Cushing Center





## Other Ideas (not allowable under the CPA)

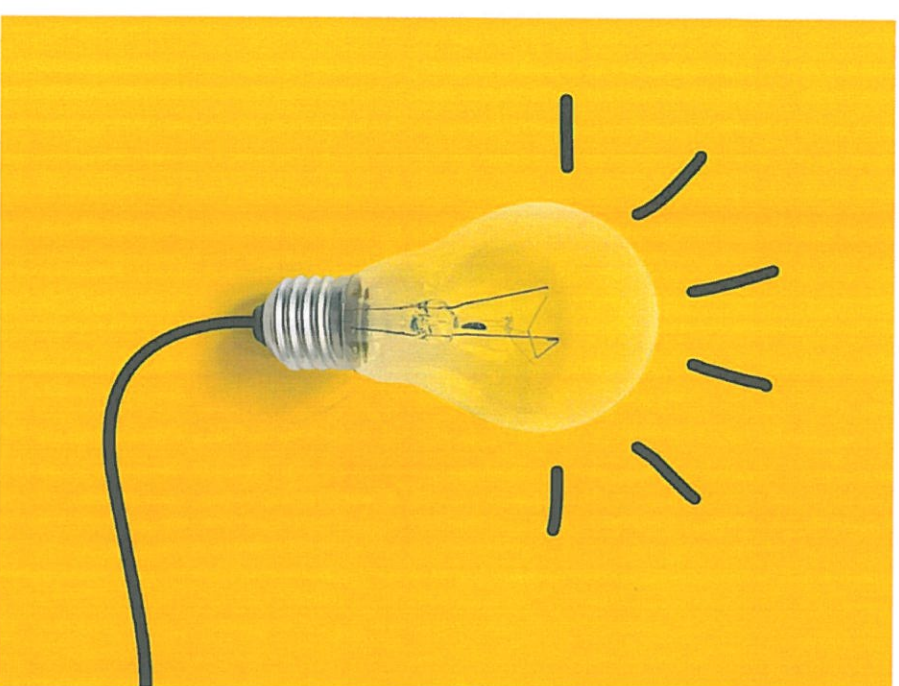
- Build town infrastructure
- Use CPA fund to offset the town's maintenance budget
- Wetland protection
- Use CPA funds to generate revenue
- Use CPA funds to control invasive species

# Item 8

---

Please add any  
additional thoughts  
on use of CPA funds.






## Additional Thoughts on the Community Preservation Program

- The CPA is a positive asset for Norwell
- Do more education about CPA benefits
- Closely monitor project, this is not free or found money
- Be sure projects are critically vetted and maintenance considered
- Be sure projects benefit all residents
- Use CPC funds to revitalize the town center
- Reduce the percentage
- Try to secure matching funds
- Preserve funds for large projects
- Use funds to improve water quality




## Plan Development Process - 2



2. The CPCs of the abutting communities (Hanover, Hingham, Marshfield, Pembroke, Rockland & Scituate) will be surveyed in respect to possible regional projects.



## Plan Development Process -3



3. Data from surveys will be analyzed, an initial plan prepared, and a public hearing held. The initial plan will then be integrated into a document which provides a CPA overview, history of the Norwell CPA participation, application guidelines, and other relevant information.





# Questions

