

**Town of Norwell
Select Board
Open Meeting Minutes
12/7/22**

Motion; made by Jason Brown, seconded by Pete Smellie, to adjourn to Open Session at 6:55pm. Allen voting yes, Brown voting yes, Graham voting yes, Smellie voting yes.

Open Meeting – 7pm

Present: Bruce Graham, Jason Brown, Ellen Allen, Andy Reardon, Pete Smellie, Peter Morin, Darleen Sullivan

Approval of Meeting Minutes

Motion; made by Jason Brown, seconded by Pete Smellie, to approve the Open Session meeting minutes for 11/16/22. Unanimously voted

Select Board Reports - None

Town Administrator Reports - None

Citizen Comments - None

Cheever Tavern

Owner Mike Sheehan was present to request permission to extend the alcohol service hours to 12:30am on 1/1/23 to celebrate New Year's Eve.

Motion; made by Jason Brown, seconded by Pete Smellie, that the board approve the request to extend the alcohol service hours to 12:30am on 1/1/23. Unanimously voted

The manager change needed at the restaurant will be voted after paperwork is completed for the ABCC.

Cross Street Flower Farm (CSFF)

Nikki Bartley was present at the meeting to read her statement about the Select Board's decision to install 3 granite posts at her expense to define the leaching field area of the Jacobs farm. Mr. Graham recapped the board's decision to install the posts, noting that he and Highway Surveyor Glenn Ferguson chose the granite posts at Swensson Granite in Hanover. He requested that Ms. Bartley contact Swensson to arrange payment for the posts. Ms. Bartley would like to board to reconsider and opt for a cheaper solution – fieldstone boulders.

The board will revisit this issue in the next couple of weeks. Mr. Graham will follow up with Ben Margro and Will Saunders for feedback on her request. Mr. Reardon noted that the SB vote would need to be rescinded and revoted if the board changes its mind.

7:15pm – Public Hearing – Wild Ginger, 124 Washington Street, Norwell, MA

Motion. Made by Jason Brown, seconded by Pete Smellie, to open the public hearing. Unanimously voted

The notice of public hearing was read by Clerk Pete Smellie.

Attorney Gary Thomas was present to discuss the sale of Wild Ginger with the sellers and buyers. He listed the appropriate steps needed to buy the assets of the business and gave background information on this sale. This is a cash purchase, no financing needed to purchase assets of the business, no alterations, and he expects the closing in the next 7 days. The menu will remain the same with the addition of sushi. The new owners have requested a slight change to the hours of

operation; the restaurant would be open 7 days a week from 11am to 10pm. The new owners are TIPS certified and will be the only servers of beer and wine.

In answer to Mr. Brown's question about the building lease status, a letter of intent to the landlord (Unicorn Realty) states that the lease is contingent upon issuance of the Common Victualler and Wines and Malt licenses. The board thanked Atty. Thomas for a great job handling the sale process. *Motion; made by Jason Brown, seconded by Pete Smellie, to close the public hearing. Unanimously voted*

Motion; made by Jason Brown, seconded by Pete Smellie, to approve the transfer of the Wines and Malt and Common Victualler licenses from Wild Ginger Thai Cuisine to Meedee, Inc., dba as Wild Ginger Thai and Sushi Cuisine. Unanimously voted

Motion; made by Jason Brown, seconded by Pete Smellie, to approve the restaurant's extended hours of operation to 7 days a week, 11am to 7pm. Unanimously voted

Annual License Renewals

The attached list of Norwell businesses renewed their licenses for 2023.

Motion; made by Jason Brown, seconded by Pete Smellie, to renew each license category as follows for the period 1-1-23 to 12-31-23:

Retail Package Store All Alcohol, Retail Package Store Wines & Malt, Common Victualler All Alcohol, Common Victualler Wines & Malt, Amusement (weekdays), Amusement (Sundays), Common Victualler, Motor Vehicles Class I, Motor Vehicles Class II, Motel licenses. Unanimously voted

Assignment of Approval/Signing Authority as Town Administrator to Darleen Sullivan, effective 12/27/22

The board made the following motion to assign approval and signing authority to new Town Administrator Darleen Sullivan as of 12/26/22 (she and Mr. Morin will overlap).

Motion; made by Jason Brown, seconded by Pete Smellie, that the board assign approval and signing authority as Town Administrator to Darleen Sullivan, effective 12/26/22. Unanimously voted.

Discussion and Vote to refer STM Article (Assoc. Planning Board Member) back to the Planning Board for a public hearing

The STM proposed Article to add an associate member to the Planning Board will be referred back to the Planning Board for a public hearing and postponed to the Annual Town Meeting in May, per Mr. Graham. Mr. Morin recapped feedback from the Advisory Board, who would like the Select and Planning Boards to vote together on this Article. Ms. Allen noted her objection to the Planning Board as the only appointing authority and proposed a shorter term of office. Further discussion ensued about the mechanics of this proposed seat.

180 Central Street Land Sale

Determination of unique circumstances and vote to waive advertising requirement

Mr. Graham updated the board with the background and reason for this vote. On the advice of Town Counsel, the board determined that advertising will not benefit the Town's interest because of the nominal value of the land and the unique circumstances. The board made the following motion.

Motion; made by Jason Brown, seconded by Pete Smellie, pursuant to Chapter 30B Section 16 clause e(2), that given the nominal value of the land and the unique circumstances, the board waives the requirement to post a legal ad for this land swap based on its determination. Unanimously voted

The board reviewed and signed the deed, which will be recorded 30 days after the posting date in the central register in lieu of a legal ad.

Future Meeting Agendas/Dates

The board will meet next on December 21st for an Executive Session.

Adjournment

Motion; made by Jason Brown, seconded by Pete Smellie, to adjourn at 7:45pm. Unanimously voted

A handwritten signature in black ink, appearing to read "B. W. Graham", written over a horizontal line.

Bruce W. Graham, Chair