

**Town of Norwell
Select Board
Open Meeting
10/4/23**

Present: Jason Brown, Bruce Graham, Brian Greenberg, Andy Reardon, Peter Smellie, Darleen Sullivan

The Chair called the meeting to order at 7:07pm. All rose to recite the Pledge of Allegiance.

Approval of Meeting Minutes

Motion; made by Jason Brown, seconded by Brian Greenberg, to approve the 9/20/23 Open Meeting minutes. Unanimously voted

Select Board Reports

Mr. Greenberg commented on the lack of Advisory Board Nominating Committee (ABNC) meetings in the past several months. Mr. Reardon and Ellen McKenna noted that the Advisory Board (AB) does not meet during the summer or fall as the budget review cycle does not begin until January.

Advisory Board Chair Jesse McSweeney resigned this past week as he is moving from Norwell. His resignation brings the total of vacant AB board seats to 2. There is also a current board member who needs to be reappointed for a second three-year term.

ABNC member Mr. Reardon announced that the ABNC is meeting on 10/19/23 to interview the single applicant for a vacant AB seat and to reappoint the current member. The board encouraged residents to apply for the second vacant seat on the Advisory Board, highlighting the importance of the budget review process performed by this committee.

Town Administrator Report

Ms. Sullivan thanked Jesse McSweeney for his years of service on the Advisory Board. The board will send a thank you letter to Mr. McSweeney.

Citizens Comments

CERT Civilian Coordinator Art Joseph was present to give a short recap of the CERT duties during emergencies. The main responsibilities are assisting at warming and cooling centers as needed after business hours. Help would be needed for larger emergencies on a regional level. The CERT team will be assisting during the marathon on 11/5. Mr. Reardon added that CERT also assists the Public Safety teams during emergencies with supplies and support for the first responders.

Mr. Joseph invited residents to join the CERT team. New member training will be held from 6pm to 10pm on 10/17, 10/19 and 10/24, 10/26. Please check the Town website for training locations.

Cross Street Flower Farm License Agreement: Update, Discussion, Vote

Mr. Smellie updated the board on the rewrite of the current license agreement, which stipulates that the board must vote *not* to renew the current license agreement by 10/31 each year to prevent the automatic roll forward of the agreement for another year. The current agreement has a 3-year rolling expiration date.

Motion; made by Brian Greenberg, seconded by Andy Reardon, that the board elect Not to extend the current license agreement with the Cross Street Flower Farm.

Unanimously voted

Ms. Sullivan expanded on the status of the license agreement rewrite. The current license will be in effect until 12/31/25.

Ms. Roy is working with the Historical and Conservation Commissions on language for the new agreement.

Mr. Graham would like to be the board liaison to assist with this process.

Motion; made by Andy Reardon, seconded by Brian Greenberg, to appoint Bruce Graham as the liaison to Cross Street Flower Farm group doing the license rewrite.

Unanimously voted

Carleton Property AH Potential Project Discussion

Mr. Smellie gave a summary of proposed AH projects that Mr. Greenberg and the Planning Board have been discussing for the 5.6 acres that would be available for an AH build. Mr. Greenberg explained that more detailed survey components are needed to move forward with any concrete planning.

Town Planner Ilana Quirk met with the CHT, who agreed to provide \$40K of funding to do the preliminary survey work to accommodate a “one building” approach in keeping with the character of the Town and neighborhood friendly.

A Local Initiative Project (LIP) 40B 12 unit rental building will be considered, which would include 3 AH units at 80% AMI; the other 9 units would be 100% AMI. A lottery could hopefully prioritize Norwell employees eligible for an affordable housing option in the Town.

Ms. Quirk is gathering project quotes. She would work with Con Com on parking areas that take the least amount of trees. Mr. Greenberg noted that the topography is such that a parking area would be hidden from view on the street. He also emphasized the local preference aspect and lottery potential for Norwell residents/employees. Mr. Smellie is in favor of this project.

Mr. Brown noted that lots of discussions have taken place about potential AH projects. He added that he is not a proponent of this type of project but recognizes that the Town still has to comply with the state requirements.

He reviewed the history of the Carlton property purchase, which prioritized the goal of open space preservation. The Carlton Property Committee was charged with researching options for AH on the property but was unsuccessful. His preference is to let the residents decide.

Mr. Greenberg noted that this would be part of a long term strategy and might be something that the neighbors find acceptable. This option would take the property off the table for any less attractive options. He would still prefer that nothing be built there. Further discussion ensued about the pros and cons of this idea. The original Carlton property purchase was 123 acres.

Mr. Graham noted that he has a history with this property as he was a member of the master plan committee. It was part of the original plan to put some AH on this property if the Town were ever able to purchase the property with CPA funds. The problem is that the entire site is wooded. This proposal would first determine the feasibility using the \$40K funding from the CHT.

Mr. Reardon noted that 40 River Street is not returning the tax revenue /pilot payments that were expected. Any contractor would want something in return. Ms. Quirk replied that any proforma would have to make good financial sense.

Further discussion about the pros and cons of this proposal ensued.

At Ms. Quirk's request, the board made the following motion to submit a placeholder CPC application that would have a non-specific funding request to begin the process.

Motion; made by Brian Greenberg, seconded by Bruce Graham, to support further exploration of an affordable housing development on the undesignated 8-acre parcel at the Carleton Property on Lincoln Street to obtain more complete property data.

Unanimously voted.

Motion; made by Brian Greenberg, seconded by Jason Brown, to authorize the Town Planner to work with the Select Board Chair and Town Administrator to prepare and submit an application by the Select Board to the CPC to seek funding for up to \$700K for the purpose of supporting an affordable housing project on the undesignated 8-acre parcel of the Carlton property on Lincoln Street. Unanimously voted.

Senior Work Program discussion

Mr. Smellie would like to expand this program by excluding the income requirement. Per Ms. Sullivan, all 2023 applicants were placed on the available list. Income is not required; the only qualification is to be a senior.

In answer to questions from the board, COA Director Susan Curtin noted the following:

- The question of job assignments based on need would only be an issue if there were more applicants than jobs, which has not been the case in recent years.
- If there is a point where there are too many applicants, a strategy will be needed to place those with the greatest need.
- Jobs are matched with applicants' qualifications by HR and each department. Currently, positions are limited, partly due to COVID and the reduction of job requests from the schools.
- The 20+ year program is experiencing low application numbers.
- Per Mr. Brown, the annual overlay fund determines the rate of "pay" per senior. If the fund amount is "\$x", the rate of pay is \$x/number of applicants. This number will drive who applies.
- The Senior Circuit Breaker comes out of the same pool.

Further discussion included ideas for a proposed tax credit for ADU's rented to another senior. All agreed that whatever can be done to keep seniors in their homes should be a priority. Ms. Curtin invited the Select Board to meet with her to discuss some of these options. Mr. Brown and Mr. Reardon will work on this topic and schedule the discussion for a future agenda.

Other Announcements

Ms. Sullivan noted that the Multigenerational Facility RFP went out on the street. Several interested parties made site visits. At least the responses will provide a cost projection. The RFP also requested a cost for a COA building only.

Future Meeting Agendas/Dates; October 18th, November 1st, November 15th

Adjournment

*Motion; made by Jason Brown, seconded by Andy Reardon, to adjourn at 8:27pm.
Unanimously voted*

Peter W. Smellie, Chair