

**Town of Norwell
Select Board
Open Meeting
10/18/23**

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

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

Motion; made by Jason Brown, seconded by Brian Greenberg, to approve the agenda as written. Unanimously voted

Motion; made by Jason Brown, seconded by Brian Greenberg, to approve the 10/4/23 Open Meeting minutes. Unanimously voted

Select Board Reports – None

Town Administrator/Assistant Town Administrator – Ms. Sullivan and Ms. Roy were absent as both were on vacation.

Citizens Comments - None

Recreation Commission applicants; Matt Holden, Alethea Wait

Mr. Holden gave a summary of his background and reason for applying. Ms. Wait was unable to attend the meeting as she was out of Town. The board postponed further discussion and a vote until the next meeting.

Brightview proposal for the St. Helen's property

Mr. Smellie gave a short summary of background information about the community outreach that took place for this proposed project. It would not be a 40B development, therefore no AH units would be added to the SHI.

Attorney Jeff Tocchio and Brightview representative David Holland introduced themselves to the board and gave a recap of Brightview's background. The privately held company is based in Baltimore, with a presence in Boston. Mr. Holland is responsible for the development of Brightview's properties, which are all company owned and operated.

Brightview is currently under contract with the archdiocese of Boston for an option to purchase the property, which is part 1 of the process. They wouldn't finalize the purchase until they obtain a building permit.

The facility would consist of 175 units; rental properties that include hospitality service for independent units (half of the 175), assisted living and a dedicated secure wing (dementia care but no Skilled Nursing Facility).

The board asked questions about the size of the proposed project. Per Mr. Holland, 175 units is historically the "sweet spot" for financial viability, which would be somewhat large for this property. Mr. Holland noted that a zoning change would be needed. He added that feasibility studies are being conducted right now.

Mr. Brown expressed concerns about the project size vs. the property 's capacity. Atty. Tocchio noted that soil permeability testing will be done to assess capacity for wastewater treatment. The board expressed additional concerns about viability and this company backing out. Mr. Greenberg added that any checks in the feasibility study would also be a red flag to other developers. Brightview's objective is to get through feasibility testing by the end of the year.

The board thanked Mr. Holland and Atty. Tocchio for coming in.

Residents attending the meeting were invited to ask questions about the proposed project. In answer to a question about expansion plans, Mr. Holland noted that the zoning would reflect the proper ratio of unit numbers to land area for the appropriate density. Additional units would not be added because the ratio couldn't be maintained. Discussion ensued about building parameters and zoning. The board reminded all that public hearings with public comment would be part of the preliminary process.

Aesthetics will be a major point of consideration for any zoning changes. FYI, a special permit gives very specific parameters, so it can't be changed.

The "perceived height" would be about the height of the current church. Mr. Holland gave reassurances to the neighborhood about building parameters that mirror the dimensions of the church. Most of the proposed building would be located in the center of the property to create a pleasing aesthetic in keeping with the neighborhood.

Town Capital Projects Requirement – discussion with Community Preservation Committee (CPC)

CPC Chair Bob McMackin called his board's meeting to order.

A motion was made and seconded to accept their agenda via a roll call vote.

A copy of Mr. McMackin's presentation is available in the Town Administrator's office.

He stated that no other MA towns have a formal CPC plan, except for Boston.

The board suggested metrics to consider when voting on CPC project applications.

CPC member Brendan Sullivan reminded all that applications approved by the CPC are presented on the Special and Annual Town Meeting Warrant for a vote. In addition, Mr. McMackin noted that CPC applications are subject to a review and recommendation vote by the Advisory Board prior to Town Meeting.

All agreed that future project costs such as rehab and improvements should be included as an important part of the application budget. CPC members also reminded the board that Atty. Galvin is always available to give feedback and advice to the CPC. The board will look forward to a draft of the CPC plan when available.

The CPC is planning to survey Town residents for feedback on past, present and future projects, local as well as regional. CPC member Nancy Dooley mentioned a rail trail that connects with other towns as a regional possibility. The CPC is hoping for 70 to 89 survey responses.

Further discussion ensued about CPC project spending oversight and responsibility.

In answer to Mr. Graham's question about unspent CPC Article funds, Ms. Ford noted that unspent project funding is closed out to the CPC General Fund.

A motion was made and seconded to adjourn the CPC meeting at 8:31pm.

OPEB Trust Appointments

The 5 OPEB members were reappointed by the board to serve 3 year terms.

Motion, made by Brian Greenberg, seconded by Jason Brown, to appoint the following members of the OPEB Trust for 3 year terms expiring 6/30/26:

- *Darleen Sullivan, Town Administrator*
- *Christine McCarthy, Town Accountant*
- *Bruce Graham, Select Board Representative*
- *Pamela Adduci, Treasurer*
- *Lisa DiFrisco, At Large Member*

Brown voting yes, Graham voting yes, Greenberg voting yes, Smellie voting yes, Reardon abstained as he is a retiree receiving a pension. The motion carried

Future Meeting Agendas/Dates; 11/1/23

Adjournment

Motion; made by Jason Brown, seconded by AR, to adjourn at 8:37pm. Unanimously voted

Peter W. Smellie, Chair