

**Town of Norwell
Select Board
Open Meeting
2/7/24**

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

The Chair called the meeting to order at 7:00pm. All rose to recite the Pledge of Allegiance.

Approval of Agenda

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

Plymouth County ARPA Grant Awards – Matthew Hanley

Special Assistant to the County Treasurer Matthew Hanley presented an ARPA award check for \$182,788.78 to the Town to help underwrite the CARES/ARPA expenditures. This federal funding was awarded to each MA county. Plymouth County received an amount second only to the city of Boston.

The funds must be used to underwrite only approved expenses incurred during the pandemic. Treasurer Tom O'Brien and Commissioner Greg Hanley didn't need to return a single dollar to the US Treasury as the grant administration was effective and efficient. State Sen. O'Connor and Rep. DeCoste advocated for Plymouth County. Thank you to Sen. Markey, Sen. Warren and Rep. Keating for their assistance in obtaining the federal funding.

This funding provided security cameras for the schools, the SCBA compressor for the Fire Department, a new police cruiser and new voting machines for the Town Clerk. The program ends on 12/31/24. Please feel free to send any questions to Mr. Hanley's office.

Mr. Smellie thanked everyone from Plymouth County on behalf of the board. Mr. Reardon noted that Plymouth County helps its towns operate at a higher efficiency. "It wasn't always this way, so thank you for your hard work."

Public Hearings:

1. 7:10pm - Table & Vine Change of Manager/Officers

Motion; made by Bruce Graham, seconded by Brian Greenberg, to open the public hearing at 7:15pm. Unanimously voted.

Mr. Greenberg read the notice of public hearing: Change of Officers/Directors/LLC Manager and Issuance/Transfer of Stock/New Stockholder for Table & Vine.

Atty. Michael Gold was present to give the board a summary of the changes listed above for the company. As there were no public comments, Mr. Smellie asked for a motion to close the public hearing.

Motion; made by Bruce Graham, seconded by Brian Greenberg, to close the public hearing at 7:22pm. Unanimously voted

Motion; made by Bruce Graham, seconded by Brian Greenberg, to approve the Table & Vine change of officers/directors, LLC, manager and Issuance/Transfer of Stock/New Stockholder. Unanimously voted

2. 7:20: Table & Vine – seeking to purchase the Bo-Tes Retail All Alcohol License

Motion; made by Bruce Graham, seconded by Brian Greenberg, to open the public hearing at 7:25pm. Unanimously voted.

Mr. Greenberg read the notice of public hearing.

Atty. Tyler Henseler was present to update the board with background information and the reasons for these license transactions. He is representing both parties for the two license purchases. Bo Tes owner Tom Campanelli was present at this hearing; owner Mary Campanelli was working at the store and could not attend. The owners of Bo Tes want to ensure that their store will not become another liquor store, but rather remain a small specialty grocery store/deli that will continue to serve the community when they decide to sell.

Atty. Gold and Big Y manager Stephen Bean were present to give the board a short summary of their reasons for purchasing this All Alcohol license from Bo Tes. (Table & Vine in Big Y Norwell currently holds a Wines and Malt license, which will be purchased by Bo Tes). Big Y will be the only grocery store in this area with a full liquor license. They have operated with their current wines and malt license for 4 years without incident. Every Big Y alcohol purchase is ID'd (customers must enter their birth date on the pin pad). As there were no public comments, Mr. Smellie asked for a motion to close the public hearing.

Motion; made by Bruce Graham, seconded by Brian Greenberg, to close the public hearing at 7:30pm. Unanimously voted.

Motion; made by Bruce Graham, seconded by Brian Greenberg, to approve the purchase of the All Alcohol license held by Bo Tes Imports, LLC by Table & Vine, Inc. Unanimously voted.

3. 7:30: Bo-Tes – seeking to purchase the Table & Vine Wines and Malt License

Motion; made by Bruce Graham, seconded by Brian Greenberg, to open the public hearing at 7:35pm. Unanimously voted.

Mr. Greenberg read the notice of public hearing.

Atty. Henseler recapped the reasons for these license transfers. The store will stay the same, except that the alcohol section will be replaced with beer and wine.

As there were no public comments, Mr. Smellie asked for a motion to close the public hearing.

Motion; made by Bruce Graham, seconded by Brian Greenberg, to close the public hearing at 7:38pm. Unanimously voted.

Motion; made by Bruce Graham, seconded by Brian Greenberg, to approve the purchase of the Wines and Malt license held by Table & Vine, Inc. by Bo Tes Imports, LLC. Unanimously voted.

Approval of Minutes

Motion; made by Jason Brown, seconded by Brian Greenberg, to approve the minutes of the 1/24/24 Open Meeting. Unanimously voted

Select Board Reports

Mr. Graham reported that Betsy and Ralph Gordon have moved to Duxbury from their long time home on Chittenden Lane. Both Ralph and Betsy served on multiple committees over many years, including the school board and Advisory Board. They gave a high level of service to the Town. They will be missed!

Town Administrator's Report - none

Citizens Comments

Heather Hanley was present to propose a change to the Annual Town Meeting day from Monday to Saturday. Mr. Smellie noted the pros and cons of this idea. Many residents already have busy Saturdays with athletic events and other activities. Suggestions were made to get residents feedback about this idea, such as Survey Monkey or a tax bill insert. A further suggestion was made to change the meeting's start time to 6:30pm.

Ms. Hanley reported that she met with Glenn Ferguson about the location of the new wall in the field at the middle school. He apologized for "misspeaking at the 2023 Town Meeting about the placement of the wall". The board and Ms. Hanley offered suggestions for remediation such as turning the wall perpendicular to its current placement. Ms. Sullivan will pass that request on to Mr. Ferguson for a feasibility quote. Ms. Roy noted that a Monday meeting is scheduled for Mr. Ferguson, Supt. Keegan and Ms. Sullivan to discuss this issue.

Resident Glenn Bernstein also requested an earlier Town Meeting start.

Committee Applications

Committee applicant Sheeren Bellinghausen was present to give a summary of her background and reasons for applying to both the Capital Budget Committee and the Cultural Council.

Tucker Matheson was present at the last meeting for a short interview and to submit his application to the Capital Budget Committee.

The board welcomed Ms. Bellinghausen and thanked her for her offer to serve on either committee. As there was only one opening on the Capital Budget Committee, she volunteered to serve on the Cultural Council.

Motion; made by Jason Brown, seconded by Brian Greenberg, to appoint Sheeren Bellinghausen to the Cultural Council for a term expiring 6/30/26. Unanimously voted.

The board voted to appoint Mr. Matheson to the Capital Budget Committee, as his extensive finance background makes him a good fit.

Motion; made by Jason Brown, seconded by Brian Greenberg, to appoint Tucker Matheson to the Capital Budget Committee for a term expiring 6/30/27. Unanimously voted

Harbor Media Contract Renewal Vote (Cable Committee Recommendation)

Harbor Media executive Michelle Balconi and Cable Committee Chair Gregg McBride were present for this discussion. The Cable Committee highly recommends renewing this contract with Harbor Media. This is an advantageous and successful relationship. Mr. Graham commented that this is an unusual contract in that it doesn't have hourly

rates. Norwell splits the annual budget with the town of Hingham. These services are fantastic and have been a big benefit to both towns. He fully supports this agreement.

Ms. Balconi gave the board a summary of accomplishments and activities for the past five years. Harbor Media has made great progress and has expanded their services to include an active student intern program at the high school.

Mr. McBride noted that the interest income from the Town's PEG funds underwrites the Harbor Media operating budget; the untouched principal is now over \$1M. The board and Mr. McBride highlighted reasons for the current success. This is money well spent. Questions were asked and answered about meetings broadcast plans. Currently the only way to watch "live" is on cable TV. A "live" server is a possibility, perhaps by the end of the year.

Motion; made by Bruce Graham, seconded by Brian Greenberg, to approve the contract renewal for Harbor Media. Unanimously voted

Planning Board Article – Solar 2024 updates, referral vote back to Planning Board for Public Hearing

Motion; made by Jason Brown, seconded by Brian Greenberg, to refer the Solar 2024 updates back to the Planning Board for a public hearing. Unanimously voted

Stretch Energy Code Discussion

Mr. Greenberg reviewed his summary of reasons, with examples, for considering a Town Meeting Article to repeal the stretch energy code, which has become a heavy financial burden for residents trying to build a compliant structure. It was adopted by the Town in 2015 to become a green community eligible for state grants and has gotten increasingly onerous in the last 9 years. Any benefit to the Town from these grants is offset by the financial burden of the builders and homeowners complying with this code. Building Commissioner Tom Barry expanded on the updated amendments and gave examples with dollar amounts, which will start to affect commercial building this year. Developers are now failing to pass the energy audit with more and more frequency. Discussion ensued about the details of the stretch code.

Mr. Greenberg noted that by going back to the base code the Town would actually re-adopt the original stretch code from 2015. A Warrant Article for this year's Town Meeting to repeal the stretch code and adopt the base code would keep the Town compliant with state regulations. Mr. Barry will follow up with the board for more information on this topic. Questions were asked and answered with examples of stretch code vs base code building costs.

Motion; made by Brian Greenberg, seconded by Jason Brown, to have Town Counsel craft a Warrant Article to repeal the stretch energy code and adopt the state base code. Unanimously voted

Lively discussion ensued about the burden this code has created for residents in the Town who are trying to comply and build responsibly without breaking the bank.

Vote to Withdraw Carleton CPC Article

Motion; made by Andy Reardon, seconded by Brian Greenberg, to withdraw the Select Board CPC funding application. Unanimously voted

Vote to Set Time for Annual and Special Town Meetings

The board discussed an earlier start time for the Annual Town Meeting in response to the many requests from residents.

Motion; made by Bruce Graham, seconded by Brian Greenberg, to set the start time of the 2024 Annual Town Meeting for 6:30pm. Unanimously voted

The Warrant will close at the next Select Board meeting on 2/28/24.

Create 345 Main Street/Building Reuse Committee

Ms. Sullivan would like to form an ad hoc committee to consider uses for 345 Main Street. All discussed the composition of this committee. She asked the board to think about the mix of committee members for discussion at their next meeting.

Motion; made by Andy Reardon, seconded by Brian Greenberg, to create an ad hoc 345 Main Street Analysis Committee with 7 voting members, membership to be determined by the board at a future meeting. Unanimously voted

This will be on the next meeting agenda.

Draft Committee Reappointment Policy

Mr. Greenberg recapped his proposal to the board, adding that he spoke with Ms. Sullivan about adding the following sentence; “the appointing authority may consider other applicants in addition to committee members seeking reappointment”.

Discussion ensued about this process. All agreed that it may be a good idea to change up some of the longer term committee members. Mr. Greenberg will pull this together and revisit the wording at a future agenda.

Further discussion ensued about meeting attendance, committee member involvement and Chair responsibilities. A simple reminder to the Chairs before reappointment in June may be appropriate. Ms. Roy noted that volunteers need to read the committee handbook when they are appointed and sworn in. (FYI, the Town Clerk sends out the committee handbook to each new appointee). Ms. Roy will distribute the current draft of this handbook for the board to approve at a future meeting, along with a basic checklist. Ms. Roy reminded all that the State now tracks the ethics compliance.

Future Meeting Agendas/Dates; February 28th, March 13th, March 27th

Adjournment

Motion; made by Andy Reardon, seconded by Jason Brown, to adjourn at 8:45pm. Unanimously voted

Peter W. Smellie, Chair