



**TOWN OF NORWELL**  
Norwell Town Offices, Room 112  
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Norwell, Massachusetts 02061  
(781) 659-8000

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2020 APR 21 PM 2:04  
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**Norwell Advisory Board Meeting Minutes  
3/24/2020**

The Advisory Board was called to order by Chair Peter Smellie at 7:00 P.M. Also present were Town Administrator Peter Morin and Board Members Mark Cleveland, Susan Darnell, Rick Goulding, Jesse McSweeney, Karen Reynolds, Julie Sim, and Kate Steele. Unable to attend was Harry Solis. The meeting was held remotely, as allowed under the Executive Order dated March 12, 2020 suspending certain provisions of the Open Meeting Law, Gen. L. c. 30A §20 et seq. and 940 CMR 29.01 et seq.

**ADMINISTRATIVE MATTERS**

**Minutes** – The minutes of the March 17 meeting were distributed and reviewed.

*Motion made to accept the Minutes of the March 17, 2020 meeting as printed. Seconded and passed 8-0-0 by roll call vote.*

**Bills** – None

**Reserve Fund Transfer Requests** – None

**Correspondence/Notices** – None

**Action Items / Discussions** – None

**FY 2021 BUDGET REVIEW AND 2020 TOWN MEETING ARTICLES**

**Capital Budget Committee Articles**

Mr. Morin advised that the Committee recently met remotely and finalized a recommendation of \$906,500 in capital spending, to be taken out of Free Cash, broken down approximately as follows:

**Fire Department**

|                 |           |
|-----------------|-----------|
| Ambulance       | \$350,000 |
| Inflatable pads | \$25,000  |

**Police Department**

|        |          |
|--------|----------|
| Tasers | \$40,000 |
|--------|----------|

**School Department**

|                   |          |
|-------------------|----------|
| Fire Alarm Panel  | \$40,000 |
| Kitchen Equipment | \$30,000 |

|                             |          |
|-----------------------------|----------|
| Sparrell asbestos abatement | \$50,000 |
| Middle School carpeting     | \$45,000 |

#### Highway Department

|                       |           |
|-----------------------|-----------|
| 10 wheel dump truck   | \$260,000 |
| Tow sweeper           | \$26,500  |
| ATV with line sweeper | \$40,000  |

Mr. Morin noted that the School Department had requested \$150,000 for the Sparrell abatement, but he and the Board would like to spread out the expense over three years. An additional request for \$400,000 regarding parking at the Vinal School will be addressed through a bond issue. A \$10,000 request from Fire for painting will be addressed through the Facilities budget or done internally.

In response to a query from Mr. Smellie, Mr. Morin indicated that the dump truck request from Highways was part of a plan to switch to 10-wheel trucks from the existing 6-wheelers, as Highway Commissioner Glenn Ferguson believes the larger trucks have more utility; the new trucks will last longer, as they will be stored inside the new highway barn.

All parties discussed the request from Highways for the ATV/line painter. Mr. McSweeney noted that the budget next year would likely be tighter, and the existing painter still worked intermittently. He suggested that the existing machine be repaired and the \$40K put in the stabilization fund. Mr. Morin felt the existing budget already put sufficient funds into Stabilization, and noted that the existing vehicle could be repurposed for Conservation trail maintenance, which is a less demanding use than field maintenance during sport seasons. Members Cleveland and Smellie expressed concern that it would be more difficult to purchase the new vehicle next year if funds were indeed tight.

*Motion made and seconded to accept the Town Administrator's capital spending recommendations totaling \$906,500. A motion was then made to amend the original motion, removing \$40,000 from the Highway Department approved expenditures. The amendment was seconded but did not pass, 1-7-0, by roll call vote. The original motion then passed 7-1-0 by roll call vote.*

#### **Water Department Articles**

##### Stetson Shrine Road to Stetson Road Water Main

Water Commissioner Steve Ivas advised that this article requests authorization to use \$500,000 in Departmental funds to construct a water main under Route 3, connecting Stetson Shrine and Stetson Roads. About \$150,000 of these funds are available from an old bonding article, and the balance would be taken from the Department's surplus or operating revenues.

*Motion made to recommend the article titled Stetson Shrine to Stetson Water Main as written. Seconded and passed 8-0-0 by roll call vote.*

##### Facilities Upgrade Maintenance and Treatment Studies

Water Commissioner Fred St. Ours advised that this article requests authorization to use \$150,000 of Water Department surplus and/or operating revenue to pilot-test several water treatment technologies, including granular activated carbon, that may be needed in order to comply with new regulations.

*Motion made to recommend the article titled Facilities Upgrade Maintenance and Treatment Studies as written. Seconded and passed 8-0-0 by roll call vote*

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### **Board of Health**

Mr. Morin advised that the Board had discussed and voted on the BoH budget and two proposed bylaw updates at a previous meeting.

### **Carleton Property Articles**

#### Conservation Set-Aside

Brendan Sullivan, Chair of the Carleton Committee, presented a slide show describing the Carleton Property and the Committee's work and recommendations. The property was delineated by Steve Ivas in 2018 and found to be mostly wet, with about 20 acres of upland, most of which is not suited for development given its distribution around the property.

The Committee held about 20 meetings, consulting with abutters and various town bodies and commissions. The Athletic Fields committee indicated no interest; Recreation had no specific proposal for the property but recommended that passive recreational uses such as pathways be developed.

The Conservation Commission supported the majority of the property being transferred to its custody, as this would allow for connecting trails to several adjoining Commission properties. The Community Housing Trust was focused on other projects currently, but requested that a small portion of the property be set aside for a possible future project. The Committee voted to recommend that 115.9 acres be placed in the custody of the Conservation Commission, and that 8.3 acres near Lincoln Street and Hemlock Drive be set aside for the Community Housing Trust.

*Motion made to recommend favorable action on the article placing 115.9 acres of the Carleton Property under the custody of the Conservation Commission. Seconded and passed 8-0-0 by roll call vote.*

#### Affordable Housing Set-Aside

Selectman Ellen Allen gave a presentation regarding the proposed Community Housing Trust set-aside. About 3 of the 8.3 acres are wet and will remain as open space. A sliver of land between the set-aside and a private residence on Lincoln Street will remain with Conservation to allow for possible parking and/or trail access.

Ms. Allen noted that the Trust is charged with implementing the affordable housing production plan required by the state. Construction of a sufficient number of affordable housing units would grant the town a "safe harbor" from "40B" projects exempt from local zoning restrictions and provide housing for seniors, young adults who grew up in town, and town employees. The Trust has no immediate plans for the set-aside, but any proposal would be appropriately sized and designed with community input.

Mr. Smellie indicated that he liked the proposal in principle but could anticipate pushback at Town Meeting. Mr. Sullivan agreed there could be some opposition from direct abutters but felt residents had to consider the town's need for affordable housing and vulnerability to 40B projects. Ms. Allen noted that there would be relatively few direct abutters given the lot's size and location. Mr.

Smellie suggested that the Trust be ready with examples of similar-sized projects and designs to allay resident concerns. It would not be possible to restrict the development only to residents.

All parties briefly discussed the failed motion at the 2019 Town Meeting to transfer custody of the entire property to the Conservation Commission. Mr. Cleveland noted that his impression on leaving that meeting was that there was no plan for affordable housing on any portion of the property; if other residents had a similar impression, they may assume that any future land purchase by the town will be for an affordable housing project. Selectman Allison Demong stated that the intent in defeating the Town Meeting motion was to take time to study what CPA uses would be appropriate for the property, rather than immediately taking all options off the table.

In response to additional queries from Mr. Cleveland, Housing Trust Vice Chair Liz Hibbard indicated that the size of the development would be determined by the size of the lot and community input. She also stated that incremental progress towards the town's affordable housing quota is beneficial to the town, noting that the 40 River Street project got the town one year of safe harbor from 40B projects.

Ms. Allen indicated to Mr. Smellie that if the article failed at Town Meeting, control of the 8.3 acres would revert to the Board of Selectmen and remain in its current state pending a future proposal for a Community Preservation Act use.

*Motion made to recommend favorable action on the article transferring 8.3 acres of the Carleton Property to the Community Housing Trust. Seconded and passed 8-0-0 by roll call vote.*

### **Technology Upgrades**

Mr. Morin advised that the Town had recently hired a consultant to survey the Town's IT capacity, equipment, and policies. This article requests \$250,000 to implement certain recommendations with respect to software and hardware in the Police and School Departments, including analysis, testing, and policy changes, to ensure compliance with state law.

Mr. Morin anticipates that a similar request will be made next year so the Town can address additional recommendations, but this funding would give the Town a good head start on the effort in case funds are tighter next year. There may be grant funding available, and it may be possible to do some of the work internally. The renovation of Town Hall will also help, as it will include wiring and infrastructure upgrades.

*Motion made to recommend the article titled Technology Upgrades for \$250,000 as written. Seconded and passed 8-0-0 by roll call vote.*

### **MISCELLANEOUS**

The agenda for March 26 includes articles to rezone parts of Accord Pond Park and establish an overlay district for assisted living facilities. Mr. Morin has not heard from the petitioners for an article regarding the cultivation of marijuana for recreational use.

Mr. Morin advised that the Board of Selectmen would be discussing rescheduling the Town Meeting and election at tomorrow's meeting. Mr. Smellie would like the Board to finish its reviews notwithstanding any postponement, and hold additional meetings as needed.

### **FUTURE MEETINGS**

March 26, 31; April 2

**ADJOURNMENT**

*There being no further business, a motion was made to adjourn at 8:36 P.M. Seconded and passed 8-0-0 by roll call vote.*

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Peter Smellie, Chair

