

*Town of Norwell*  
**BOARD OF APPEALS**  
**Meeting Minutes for 40 River Street 40B**  
**June 14, 2017**

TOWN OF NORWELL  
TOWN CLERK  
2017 JUN 28 AM 8:36  
RECEIVED

**MEETING DATE:** Wednesday, June 14, 2017  
**TIME SCHEDULED:** 7:05 P.M.  
**LOCATION:** Osborne Room  
**PANEL MEMBERS PRESENT:** Ralph J. Rivkind, Hearing Chair  
Lois S. Barbour  
Thomas P. Harrison  
**TOWN REPRESENTATIVES:** Peter Shea, President – Community Housing Trust  
Elizabeth Hibbard, CHT  
T. Andrew Reardon, CHT  
David Osborne, Veterans Agent  
  
**FOR THE APPLICANT:** Christopher J. Alpren, Attorney  
Dan Violi, Financial Consultant – MetroWest

Chair Rivkind opened the meeting at approximately 7:07 P.M. with reading of the public notice for the continued public hearing of the 40B Comprehensive Permit application on property located at 40 River Street, the site of the Town's former police station.

The previously agreed-upon agenda for the evening's meeting was to discuss requested real estate tax and various fee waivers.

David Turner, a ZBA member who stayed for the first few minutes of the continued public hearing, also expressed a strong interest in veterans' preference. He informed the meeting that members of the First Parish Church, which directly abuts the project site, is in the process of developing a park across the street from the project that can be enjoyed by future residents. He suggested strongly that individuals should contact their local state legislators to apply political pressure, urging them to ensure veterans' preference on this project.

Peter Shea spoke about the CHT concern that this project must be economically sustainable. He also reviewed the Trust's belief that the veterans' preference would be allowed by DHCD (Department of Housing and Community Development) that oversees affordable housing projects. It was also noted that the developer, Board of Appeals, and others are in support of veterans' preference, but that the state is the final authority.

David Osborne, the Town's Veterans' Agent, also spoke on behalf of veterans' preference and advised he had recently viewed a copy of the video of the 2015 Annual Town Meeting. He stated in the presentation to the Town during ATM, it was clearly stated that veterans would have preference, according to state law.

Dan Violi, the financial advisor for MetroWest, distributed state data and project budget information that he then reviewed. He stated he is working with the Town's Assessors Office to develop projected tax numbers. Peter Shea indicated the CHT has also requested former assessor Charles Markham to work up numbers for consideration. (Mr. Markham is also an accountant.)

The state data from MHP (Massachusetts Housing Partnership) presented by Mr. Violi is based upon 1,500-2,000 properties statewide and shows per unit rental costs over a range, based upon location within the state.

Chair Rivkind requested that more specific information be provided to reflecting the geographical location and economics of towns more closely approximating those of Norwell.

Copies of the Development Budget and Operating Pro Forma were also given to the Board during the meeting, as the electronic copies previously sent could not be opened by the Board's admin.

The projected building permit fees, based upon information provided by the Building Office, are anticipated to be \$57,000.

**PUBLIC COMMENTS:** Chair Rivkind extended an invitation to all attendees to speak.

The primary concern, relating to veterans' preference, had been voiced in earlier comments by Veterans' Agent Osborne, as well as members of the Board and Mr. Shea (CHT). The following residents reiterated earlier statements about veterans' preference.

**Robert Breen (veteran) of 263 River Street** stated he was not at the opening of the public hearing. He also arrived after the start of this session, so has missed much discussion about veterans' preference, which is his concern.

**William Malloy (veteran) of 31 Wildcat Lane** is concerned that what was presented at Town Meeting is not the same as that proposed.

Chair Rivkind and Member Harrison indicated veterans' preference was a topic extensively discussed at the opening public hearing on May 31, 2017, minutes for which have now been approved and will be posted to the Town's website.

**ADJOURNMENT:** At approximately 7:40 P.M., upon a motion duly made and seconded, members **VOTED** to continue the public hearing to Wednesday, June 21, 2017, at 7:00 P.M.

*These minutes have been approved with reading of the minutes waived by unanimous vote of the Board of Appeals at a public meeting duly held on 21 JUNE 2017, in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.*

Signed: \_\_\_\_\_

*[Signature]*

As Clerk/~~Assistant Clerk~~

Date: 21 JUNE 2017

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