

Town of Norwell
BOARD OF APPEALS
Business Meeting Minutes for 40 River Street discussion
August 21, 2018

MEETING DATE: Tuesday, August 21, 2018
TIME SCHEDULED: 7:20 P.M.
LOCATION: Osborn Room
PANEL MEMBERS PRESENT: Lois S. Barbour, Chair
Thomas P. Harrison
Ralph J. Rivkind, Asst. Clerk
TOWN COUNSEL: R. W. Galvin

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TOWN OF NORWELL
TOWN CLERK

BUSINESS MEETING: The duly posted meeting was called to order at approximately 7:20 P.M. for the purpose of discussing two documents relating to the 40 River Street 40B Project; namely, drafts of the "Affirmative Fair Housing and Tenant Selection Plan" and the "Herring Brook Hill Management Plan" that had been received by Town Counsel and sent to the Board for review.

AGENDA: Upon a motion duly made and seconded, panel members **VOTED** unanimously to approve the evening's agenda.

MINUTES: No minutes were presented.

INVOICES: No invoices were presented.

DISCUSSION: Panel members reviewed and discussed the leasing policies and procedures with specific concerns relating to continuing eligibility and enforcement of tenant eligibility requirements. Members noted that the required veterans' preference should be clearly stated in the documents. The following specific comments were made:

Herring Brook Hill Management Plan

p. 11 Section C Project/Property Description/Unit Mix comment:
7/12/17 approved minutes state: "**LOTTERY:** Director Van Campen explained the lottery process. She stated ten (10) units would be allocated for applicants at 80% of the local median income with eight (8) units at 100%. Qualifying individuals must be aged sixty- (60) years or older. A condition for veterans' preference will be included in the Board's decision."
Veterans' preference should be added.

AFHM and Tenant Selection Plan

p. 5 "Removal from the Applicant Pool or Lottery Pool" comment: "18-month period" should read "two year period".
p. 5 "Preferences" section should conform with the Comprehensive Permit and public meeting minutes in which it is stated that one member of the household must be sixty years or older.
p. 12 It is stated that households must submit "on-line application to participate in the program". This is clearly a potential hardship for older applicants and those who might qualify for the housing.

The Board also noted that Peter Shea's memo attached to the "AFHM and Tenant Selection Plan" provides detail and rationale for local and veterans' preferences.

Further, the Chair had received prior to this meeting a letter from Metro West requesting a CP compliance sign-off, which members concurred is a highly unusual request and do not feel the Board is in a position on which it should sign-off, as requested by Ms. Van Campen. Certainly, it would appear to be beyond the Board's scope of authority and indeed could overreach into areas of authority of others with statutory responsibilities and obligations. Also, such a document could lead to compromising the legal rights of the Town in the future, as agreed by Town Counsel.

Town Counsel will request changes in the documents reviewed in accordance with the various items discussed.

ADJOURNMENT: The meeting was adjourned at approximately 8:00 P.M.

PUBLIC HEARING VOTES: None scheduled

NEXT SCHEDULED MEETING: Tuesday, September 11, 2018

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 02 OCT, 2018, in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.

Signed:


As Clerk/Assistant Clerk

Date: 02 OCT, 2018

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