

**Norwell Board of Selectmen
Meeting Minutes
December 11, 2013**

Ellen Allen opened the meeting and introduced Vice-Chair Jason Brown, Gregg McBride, David DeCoste and Town Administrator Jim Boudreau. Not present during the open session: Tammie Garner

MOTION: Jason Brown moved the Board approve the agenda as written. Seconded by Mr. DeCoste and unanimously voted.

CITIZEN COMMENTS – None

APPROVAL OF MINUTES – August 28, 2013 open meeting. *MOTION: Jason Brown moved to approve the August 28, 2013 open meeting minutes. Seconded by Mr. DeCoste and unanimously voted.*

NEW BUSINESS (taken out of order)

2013 License Renewals – *MOTION Jason Brown moved to approve the following License Renewals for calendar year 2014 expiring December 31, 2014. Seconded by David DeCoste and unanimously voted.*

Retail Package Store – All Alcohol:

Bo-Tes Imports
Marsh's, Inc.
Shields General Store

Retail Package Store – Wines & Malt:

EZ Mart
Norwell Sunoco, Inc.
Quik Pik

Common Victualler – All Alcohol:

Beijing House
The Fours-Norwell
McGreal's Tavern
Not Your Average Joe's
Strawberry Fair, Inc.
The Tinkers Son
Tokio Tora
Trattoria San Pietro

Common Victualler - Wines & Malt:

Wild Ginger Thai Cuisine

Amusement (Weekdays):

McGreal's Tavern
North River Theatre
The Company Theatre
The Fours
The Tinkers Son

Amusement (Sundays):

North River Theatre
The Company Theatre
The Fours
The Tinkers Son

Common Victualler:

Beijing House
Blue Moon Pizzeria
Boston Pizza
Bo-Tes Imports
Corporate Chefs @ Clean Harbor
Cravings Café
Extreme Pita
The Fours-Norwell
Kentucky Fried Chicken
Lessing's Café
McDonald's Corp
McGreal's Tavern
Norwell Donuts, LLC
Norwell Pizzeria & Seafood
Not Your Average Joes
On Rye Deli
Papa Gino's
Shields General Store
South Shore Dessert (TCBY)
Strawberry Fair, Inc.
Taco Bell
The Tinkers Son
Tokio Tora
Trattoria San Pietro
Wild Ginger Thai Cuisine
Windy City Dogs

Motor Vehicles-Class I:

BMW Gallery
Coastal Nissan
Fredrickson Brothers, Inc
Herb Chambers Lexus
Village Euro Motors
Volvo Village

Motor Vehicles-Class II:

Accord Auto
Coastal Nissan
HEJ Corporation
Norwell Auto Sales
Steve's Auto Sales

Lodging House:

Capeway Motel
Parkview Inn
Pilgrim Lodging-Rehoboth

Not Renewing:

Blue, LLC – MV CL 2

Annual Town Meeting and Election Dates – Jim Updated the Board on the suggested date for the Annual Town Meeting. The by-law calls for the Town Meeting to be the second Monday in May. This would mean that the Annual Town election would fall on Memorial Day Weekend. Ms. Allen asked if the Moderator was okay with the change to the 5th. Jim said that he was.

MOTION: Jason Brown moved that the Board set the dates for the Annual and Special Town Meetings for May 5, 6 and 8 (if necessary) and that the Annual Town Election be on May 17, 2013. Second by Mr. DeCoste. Unanimously voted.

7:45 Public Hearing – Common Victualler License, Boston Pizza

MOTION: Jason Brown moved the Board open the Public Hearing for a Common Victualler License for Boston Pizza. Second by Mr. DeCoste. Chairman Ellen Allen polled the Board. Gregg McBride voted yes, David DeCoste voted yes, Jason Brown voted yes and Ellen Allen voted yes.

Clerk David DeCoste read the legal notice into the minutes (attached).

Mr. Hanna was present. Looking to buy Boston Pizza. Has been in the pizza business for 35 years running various pizza businesses. Mrs. Allen read into the record that no Town departments have concerns about the sale. Mr. McBride asked how he will be managing from Upton. Son and daughter will be there full time and will be managing. Mrs. Allen asked if we needed to revote the renewal. Jim said no. Mr. Brown asked if it was a corporation. Was going to incorporate.

Mrs. Allen asked if there were any comments on this hearing and there were no comments from the audience for or against.

MOTION: Jason Brown moved that the Board approve the Common Victualler license for Boston Pizza Company, 69 Washington Street Norwell Mass, in the name of Alfred Hanna, 8 Centerbrook Way, Upton. Seconded By Mr. DeCoste and unanimously voted.

MOTION: Jason Brown moved to close the Public Hearing. Seconded by Mr. DeCoste and unanimously voted.

Historical Commission Interviews

7:55 Noel Ripley – Noel Ripley briefed the Board of Selectmen on why he is interested in serving on the Historical Commission and what he could bring to the Commission. Grew up in Hingham. Was on the Historic Commission in Hingham and owns a construction company that does historic renovations. Mrs. Allen informed him that we had two other applicants to see and that the Board needed to increase the membership of the Board. Mr. McBride pointed out that the applicant bought a piece of property that is surrounded by land purchased by the CPC and they have done a great job restoring the house. *The Board will take this under advisement.*

Committee Liason Updates

While waiting for the second applicant, Mr. McBride brought the Board up to date on the Affordable Housing Trust. They have engaged a consultant, Lynn Sweet, who is an expert in 40B and 40B financing. She is assisting the Board in developing and structuring the units. Mr. Brown asked about the desirability of over 55 housing. Mr. McBride pointed out that a Hanover project was over 55, but could not sell. Developers that would bid on the project may be less likely to bid on an over 55 project. Hanover project had to petition DHCD to not be over 55, then went back and made them rental units. This is why the Trust wanted someone like Sweet on Board.

Mrs. Allen asked if the Wildcat project would be individual homes. Mr. McBride replied that was the idea, but that the consultant will suggest various models, with duplexes, etc. Mrs. Allen

asked how much of the project would be affordable. Mr. McBride said that those numbers are being run by the consultant. Trust is not trying to duplicate what a private developer would do as we are not trying to maximize profits.

Mrs. Allen asked if the Trust has looked at what the demand in Norwell would be for affordable housing. Mr. McBride said that they have not, but agreed that the anecdotal evidence shows that people are looking for options.

Jim explained that Senator Hedlund, last week, had spoken of "certified housing plans". The Town has an approved HPP. If we meet the production goals in our plan, either 0.5% or 1.0% of the current housing stock, the state will "certify" that you are in compliance with your HPP and that puts you in a "safe harbor" for a period of time when you can reject 40B applications. We have applied for a 2 year certification based on Simon Hill. Would be a 2 year certification but we would lose that if no building permits were issued within a year. Jim pointed out that if we can produce units in the next year with the Trust, we might be able to cobble together a couple of years of safe harbor.

Historical Commission Interviews (cont'd)

8:10 Katherine Campbell – Katherine Campbell briefed the Board of Selectmen on why she is interested in serving on the Historical Commission and what *she* could bring to the Commission. She is head of Sandwich Historical Society and Glass Museum. She wants to think outside of the box, i.e. not just preserve properties, but engage people in the process of how they could best be used. She thinks that the Norwell Historical Commission needs to do a better job letting people know what the Commission does and get them engaged in the process. *The Board will take this under advisement.*

8:20 Joe Carty – Joe Carty briefed the Board of Selectmen on why he is interested in serving on the Historical Commission and what *he* could bring to the Commission. He had been a member of the Commission since the Town Centennial (1988). Stayed until a couple of years ago, then resigned due to time constraints. Retired now, has the time to get back involved. *The Board will take this under advisement.*

Expand Historical Commission Membership –Nancy McBride, Chair of Historical Commission and Wendy Bawabe, Secretary. Wendy explained that the request was to bring the membership back to 7 from the 5. Was having issues with getting a quorum. Asked the BOS to drop it to 5 until there were sufficient applicants to bring it to 7 and now there are. Mrs. Allen asked if there were specific skills that the Committee was looking for. Mrs. Bawabe said they were looking for another person to help David DeGhetto with maintenance issues. Also looking for someone to do PR to help them reach out to the Historic homeowners.

Motion: Jason Brown moved to increase the membership of the Historic Commission from 5 to 7 with one vacancy expiring 6/30/14 and the other expiring 6/30/16. Second Mr. DeCoste. Unanimous.

The Board wondered if they should appoint tonight or wait. Jim pointed out that the Board historically waits until they have a full Board to make appointments. Board will wait for Mrs. Garner next week.

UPCOMING MEETINGS:

Next week in the Gym with PBMC for Police Station update. 12/30 short meeting on a Monday. January 8 meeting with CPC and EDC.

ANNOUNCEMENTS:

ADJOURNMENT – *Motion was made to adjourn. Seconded and unanimously voted.*

EXECUTIVE SESSION – Town Administrator Goals, Incentive Compensation, Vacation Buyback

MOTION: Jason Brown moved the Board enter into Executive Session for the purpose of discussing the Town Administrator's contract and not return to open session. Seconded by Mr. DeCoste and unanimously voted.

Chairman Ellen Allen explained that to discuss this in an open meeting may have a detrimental effect on the Town's bargaining position. Ellen Allen polled the Board. Jason Brown voted yes, Gregg McBride voted yes, David DeCoste voted yes and Ellen Allen voted yes.



Board of Selectmen

LEGAL AD

TOWN OF NORWELL

Notice is hereby given under General Laws, Chapter 140, that the Board of Selectmen will hold a PUBLIC HEARING on Wednesday, December 11, 2013, at 7:45 p.m., Norwell Town Offices, Osborn Room, 345 Main Street upon the application of Boston Pizza Company, Owner, Alfred Hanna for a Common Victualler's License at 69 Washington Street.

Norwell Licensing Authority
Ellen Allen, Chairman
Jason Brown
David DeCoste
Tammie Garner
Gregg McBride

Patriot Ledger

November 22, 2013

Cc: Town Clerk
Abutters

Note: Please submit bill to:

Alfred L. Hanna
8 Centerbrook Way
Upton, MA 01568

508-282-1117
