

**Norwell Board of Selectmen
Open Meeting Minutes
12/11/19**

TOWN OF NORWELL
TOWN CLERK
2020 JAN 21 AM 11:13

Present: Ellen Allen, Jason Brown, Alison Demong, Bruce Graham, Joe Rull, Peter Morin

Planning Board meeting minutes, 6:45 Open and Executive Session minutes are recorded as separate documents.

Open Session – Osborn Room

The 7:30 Open Meeting session was called to order at 7:36 by Chair Ellen Allen, who reminded everyone that the meeting is televised and recorded. All rose to recite the pledge of allegiance.

Approval of Agenda

Motion; made by Jason Brown, seconded by Alison Demong, to approve the agenda as written. Unanimously voted

Citizen Comments - None

BOS reports and Announcements

Ms. Allen announced that this is the last scheduled meeting for this year.

Town Administrator's Report

Mr. Morin informed the board the tax rate has been approved for 2020.

License approvals - 2020

Retail Package Store – All Alcohol:

Motion; made by Jason Brown, seconded by Bruce Graham, to approve the Retail Package Store All Alcohol Licenses for the period 1/1/20 -12/31/20 for the following: Bo-Tes Imports, Kappy's Fine Wine & Spirits, and Norwell Package Store. Unanimously voted

Retail Package Store – Wines & Malt:

Motion; made by Jason Brown, seconded by Bruce Graham, to approve the Retail Package Store Wines & Malt Licenses for the period 1/1/20 – 12/31/20 for the following: Express Mart, Norwell Sunoco, and Quik Pik. Unanimously voted

Common Victualler – All Alcohol:

Motion; made by Jason Brown, seconded by Bruce Graham, to approve the Common Victualler All Alcohol Licenses for the period 1/1/20 – 12/31/20 for the following: Asaka Japanese Restaurant, Beijing House, The Foursl, Not Your Average Joe's, Strawberry Fair, The Tinkers Son, Trattoria San Pietro. Unanimously voted

Common Victualler – Wines & Malt:

Motion; made by Jason Brown, seconded by Bruce Graham, to approve the Common Victualler Wines & Malt Licenses for the period 1/1/20 – 12/31/20 for the following: Wild Ginger Thai Cuisine, Bo Café. Unanimously voted

Amusement (Weekdays):

Motion; made by Jason Brown, seconded by Bruce Graham, to approve the Amusement (weekday) Licenses for the period 1/1/20 -12/31/20 for the following: Beijing House, North River Theater, the Company Theater, The Fours, The Tinkers Son. Unanimously voted

Amusement (Sundays):

Motion; made by Jason Brown, seconded by Bruce Graham, to approve the Amusement (Sundays) Licenses for the period 1/1/20 - 12/31/20 for the following: North River Theater, The Company Theater, The Fours, The Tinkers Son. Unanimously voted

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RECEIVED

Common Victualler:

Motion; made by Jason Brown, seconded by Bruce Graham, to approve the Common Victualler Licenses for the period 1/1/20 - 12/31/20 for the following: Asaka Japanese Restaurant, Beijing House, Big Y, Blue Moon Pizzeria, Bo Café, Boston Pizza, Bo-Tes Imports, Door Knock Dinners, Eurest Dining, Fork in the Road, The Fours, The Juice Barn, Kentucky Fried Chicken, Little Carmen's, McDonalds, Norwell Package Store, Norwell Pizzeria & Seafood, Not Your Average Joe's, On Rye Deli, Papa Gino's, Pita Gyros, Pour Café, Press Juice, Strawberry Fair, Inc., Subway, Taco Bell, The Tinkers Son, Trattoria San Pietro, Wild Ginger Thai Cuisine. Unanimously voted

Motor Vehicles – Class I:

Motion; made by Jason Brown, seconded by Bruce Graham, to approve the Motor Vehicles – Class I Licenses for the period 1/1/20 - 12/31/20 for the following: Coastal Nissan, Fredrickson Brothers, Inc., McLaren Boston, Village Euro Motors – Audi, Village Euro Motors – Porsche. Unanimously voted

Motor Vehicles – Class II:

Motion; made by Jason Brown, seconded by Bruce Graham, to approve the Motor Vehicles – Class II Licenses for the period 1/1/20 - 12/31/20 for the following: Coastal Nissan, F and I Outsource, HEJ Corporation, Norwell Collision, Steve's Auto Sales. Unanimously voted

Lodging House: Hold renewals for Capeway and Pilgrim Lodging-Rehoboth until BOS meeting on 1/8/20

Motel:

Motion; made by Jason Brown, seconded by Bruce Graham, to approve the Motel License for the Parkview Inn Motel for the period 1/1/20 – 12/31/20, for fourteen (14) motel units plus the original dwelling unit (1) for the Manager. Unanimously voted

The board noted that the following businesses are not renewing their licenses; Extreme Pita and Sebastian's Café.

Harbormaster Position

Robert Lyden was present to apply for this position and gave a summary of his background and reasons for applying. The board will interview the other interested applicants at a January meeting and invite Interim Harbormaster Jef Fitzgerald in for a recap of the 2019 boating season. The board reiterated that the Interim position was created as a transition to change the Harbormaster position to Mooring Administrator through a Town Meeting Article.

Carleton Property Committee (CP Committee) – Recommendations and Vote

Members of the Carleton Property Committee were present; Roger Hughes, Andy Reardon, Rich Levitt, John Selby and Selectman Demong. Ms. Demong recapped the Town's purchase of the land and its current status as well as the makeup of the committee, its mission and activities over the last year. The committee voted to formally change the name to the Cushing property, as the land originally belonged to that family in the 1700's.

After meeting with all of the relevant committees, the CP Committee reported the following: the AFC will not construct any playing fields on the property, all projects considered will be passive recreation. One small parcel of 9.3 acres along Lincoln Street will be set aside for AH to construct a small development in keeping with the neighborhood. There are abutting wetlands

which will create a buffer between this parcel and Hemlock Drive. The Community Housing Trust has collaborated on this decision, with the understanding that any AH development project would be at a future point in time.

The Pathways Committee proposed 2 parking areas for easy access to the land, one near Fogg Forest and the other right off Lincoln Street, totaling about .1 acre of land. They would like to link existing trail areas to create a bigger network of trails.

The committee will present two Town Meeting Articles to propose the following:

Article 1:

1. 114 acres of the property will be designated Open Space and Conservation
2. 9.3 acres of the property will be designated for AH and or passive recreation

In response to BOS questions, the CP Committee has received both positive and negative feed from abutters.

Article 2:

The CP Committee has applied to the CPC for funding to clear walking trails on the old cow paths on the Whiting Fields in the amount of \$90K.

All discussed options for the land if the AH Article fails at Town Meeting. After lengthy discussions about passive recreation options, the CP Committee voted to amend the draft Article to 9.3 acres for AH or passive recreation. The CHT made it very clear to the committee that any AH project would be very small – 2-4 modest houses.

Motion; made by Jason Brown, seconded by Bruce Graham, that the board recommend that the above Article. After discussion this motion was withdrawn.

In response to further questions, Mr. Hughes noted that the AH parcel actually has only 5 buildable acres, so the project would be limited to no more than 3-5 houses. This Article still needs to be approved at Town Meeting.

Motion; made by Jason Brown, seconded by Bruce Graham, to see if the Town will designate 9.3 acres for AH and recreation as depicted on the map to be received from Town Counsel.

Unanimously voted

Residents Communication during storms – CERT team

CERT team members Art Joseph and Andy Reardon were present to discuss the updated policy draft, which Ms. Demong reviewed with the board. The policy will be posted on the Town website for a trial period so that residents can sign up for storm updates. Chief Reardon reminded everyone that all residents' land lines are already signed up for Smart 911, the Norwell emergency alert system. Residents must register their cell phones to receive notifications. Reminder: land lines won't work in a storm, so sign up to get reports on your cell phone. Chief Reardon added that the Town is at the mercy of the utility companies. National Grid usually assigns a liaison to the Town for storms, but Verizon's response to service during storms is problematic. He again cautioned residents NOT to touch any of the cable wires or actually any wires! Questions were asked and answered by the board, Chief Reardon and Mr. Joseph. Hopefully this policy will help manage people's information expectations for future storms.

All made suggestions for the draft policy with regard to items to be included, reasons for omissions and plans for specific items like shelters in the Town and elsewhere.

Motion; made by Jason Brown, seconded by Bruce Graham, that the board approve the Norwell storm communications policy draft as amended. Unanimously voted

Jacobs farm license approval

Mr. Morin recapped the Town's policy to enter into a license agreement with the entity that farms the fields surrounding the house at the Jacobs farm. Cross Street Flowers will hold the license for the next 3 years, expiring 12/31/22. Mr. Morin, Town Counsel, Kim Roy and Cross Street Flowers have all reviewed this draft. Per Mr. Morin, the license would automatically renew

each year for an additional year if the Board of Selectmen fails to take a formal vote by 12/30 of each year. He also noted the conditions in the agreement that could result in default or termination if 3 such conditions take place. This is about 95% the same as prior license agreements with one difference; in lieu of a license fee certain work to be determined by the land use proposal (exhibit B) would be performed, such as rehab work on the stone walls and other areas.

The board asked questions and commented on the lease. Mr. Morin reminded all that Historic New England holds the PRA for Jacobs Farm. They have farms licensed to for-profit entities under their care and custody and fully support this arrangement. Mr. Morin noted that objectors to this license agreement don't have legal standing in this discussion. This is an appropriate agreement for the property and Mr. Morin will have Town Counsel document this decision in a letter. Ms. Allen added that John Hornstra/Hornstra Farms has been renting some of the Jacobs fields for many years before this discussion began. The agreement will also be signed by the Con Com and NHC Chairs. Questions were asked and answered while reviewing the contract. The expiration date will be corrected to 12/31/2022.

Motion; made by Jason Brown, seconded by Alison Demong, that the board approve the Jacobs Farm property license agreement for a 3-year term expiring 12/31/22, subject to correspondence from Town Counsel documenting the approved use of this property.
Unanimously voted

Reopen and Close Winter Town Meeting Warrant if needed

Motion; made by Jason Brown, seconded by Bruce Graham, to open the Warrant for the Winter Special Town Meeting. Unanimously voted

Motion; made by Jason Brown, seconded by Bruce Graham, to add an Article to the Warrant to see if the Town will approve the potential purchase of a vehicle for the Deputy Fire Chief.
Unanimously voted

Motion; made by Jason Brown, seconded by Bruce Graham, to add an Article to the Warrant to change and clarify the job description of Harbormaster to be consistent with the duties of a Mooring Administrator. Unanimously voted

Motion; made by Jason Brown, seconded by Bruce Graham, to close the Warrant for the Winter Special Town Meeting. Unanimously voted

Future meetings

Ms. Allen announced that there will be no meeting next week, and the board will reconvene next on January 8, 2020.

Adjournment

Motion; made by Jason Brown, seconded by Bruce Graham, to adjourn at 9:10pm. Unanimously voted


Ellen H. Allen, Chair