

**Norwell Board of Selectmen
4/14/20
Open Session – Remote meeting**

TOWN OF NORWELL
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2020 APR 23 PM 12:26
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Present: Ellen Allen, Alison Demong, Jason Brown, Joe Rull, Bruce Graham, Peter Morin

Open Session

The meeting was called to order by Chair Ellen Allen at 7:15pm. She announced that all votes will be roll call votes as the meeting participants are using remote access software. The meeting is being recorded and the audio file will be available on the Town website. Ms. Allen noted that this meeting will be conducted pursuant to 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.

Approval of Agenda

Motion; made by Jason Brown, seconded by Bruce Graham, to approve the agenda as presented. Unanimously voted by roll call vote

Ms. Allen stated that the purpose of this meeting is the reconsideration of the proposed Pond Street/Accord Park zoning Article. In the meeting last week, the Advisory Board (AB) vote was tied on the support for this Article (4-4). AB Chair Pete Smellie voiced his strong opinion on the Article draft. He would like the BOS to remove the two lots on Cordwainer Dr. from the proposed five story zoning, adding that the AB would offer stronger support for the Article without these two lots. The previous tentative vote was 7 to 1 in favor.

Ms. Allen would like the BOS to reconsider this draft once again: should the two lots be removed from the five story sub-district in light of Mr. Smellie's email forwarded to the board this past weekend, which stated that he would not entertain a motion for reconsideration of the current version of this Article at the next AB meeting. Mr. Morin informed the board that he had emailed Town Planner Ken Kirkland to set up a public hearing with the Planning Board on 4/29/20 to render their decision on the proposed Article.

Planning Board Chair Brendan Sullivan participated in this meeting, opining that the two lots are a small concession to make in order for AB support of an otherwise good zoning Article. He and the board discussed the current parking accommodations on one of the two lots with regard to future building options. Mr. Graham is prepared to reconsider this zoning proposal given that site constraints such as wetlands make redevelopment of the existing three story building unlikely and that the adjacent vacant lot is similarly constrained. Ms. Allen reminded the board that Elevated Access will probably sell their lot if their requested bylaw changes don't pass, and the lot would be worth more with zoning for a higher building. Per Ms. Allen's email discussions with Mr. Smellie, she thinks he will support an amended Article if the two lots are kept at three story zoning. Discussion ensued about the other buildings and lots in the industrial park, wetlands and zoning decisions for the long haul. Ms. Demong is proud of the hard work that went into this proposal and concerned that Mr. Smellie is putting the board in a difficult position. However, out of respect for the board, she is willing to support an amended proposal.

The board further discussed the pros and cons of amending this draft Article, noting that a clean (9-0) vote from the Advisory Board would be a good platform for the favorable 2/3 Town Meeting vote needed for the Article to pass.

Mr. Brown recapped his comments from last week's BOS meeting, adding that, coupled with the potential citizens petition Article for the Assisted Living Overlay proposal, this might add to residents' emotional response when they vote at Town Meeting. This Article could be viewed as another one "to the people" instead of "for the people". He cited the state's Route 3 construction, over which the Town had no input or control, yet residents who were affected by the work

blamed the Town. If this small concession could pass it would help to build political good will!
Mr. Brown will support an amended draft.

Mr. Rull stated that good zoning will help to attract good businesses to the Town, and would like to try to get the current draft passed at Town Meeting. He noted that the Elevated Access bylaw changes might not pass, and their lot would bring a higher sales price and a potential good business with this proposed zoning change.

Motion; made by Bruce Graham, seconded by Jason Brown, to drop the two lots on Cordwainer Drive listed in the Article draft and submit the amended Article to the Advisory Board for reconsideration and inclusion in the Annual Town Meeting Warrant. The board voted by roll call vote: Allen-yes, Demong-yes, Graham-yes, Brown-yes, Rull-abstain. Motion carried

Adjournment

Motion; made by Jason Brown, seconded by Bruce Graham, to adjourn at 7:45pm. Unanimously voted by roll call vote.


Ellen Allen, Chair

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