

**Norwell Board of Selectmen  
Meeting Minutes  
6/27/18**

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**Present:** Ellen Allen, Jason Brown, Alison Demong, Gregg McBride (8:20), Joe Rull, Peter Morin

**Open session; 7:02pm**

The meeting was called to order by Chair Ellen Allen

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

All discussed the approach for interviewing Carleton Committee applicants and created a master list of questions to ask each applicant. An additional BOS meeting will be scheduled for July 18<sup>th</sup> to complete the committee interviews.

Tonight's Norwell Farms agenda topic will be postponed to a future meeting.

Discussion ensued about the EDC, Town Planner, and the scheduled MAPC meeting with MAPC tomorrow evening. The board expressed concerns about the MAPC's approach to the consulting project. Mr. Morin will contact the MAPC to cancel the meeting tomorrow evening and discuss logistics and next steps for the study direction.

Laurie Davis was present to notarize the consent form for the Water Department land purchase of the Marchesiani property.

All discussed the draft of the FY 2019 BOS Focus Areas.

Committee reappointments: the board will hold on Con Com and CPC reappointments until the next meeting.

Mr. Rull will contact Rick Merritt to discuss the EDC and the history of proposals to rehab the Town Center.

All discussed the 40 River Street project timing and emails from a group of residents, who would like to see the American Legion take over the property. They would also like more transparency on the project. Mr. Morin outlined the response sent to the resident who wrote the email.

Future meeting agenda item; Executive Session on July 11th re: potential litigation.

Mr. Morin will discuss the Main Street sidewalk project with the Highway Surveyor and the Conservation agent.

**Open Session – 7:32pm**

Ms. Allen called the meeting to order in the Osborn Room at 7:35pm.

She reminded all that the meeting is recorded and televised.

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

**Citizen Comments – None**



## **BOS Announcements**

Ms. Allen announced that the EDC/MAPC meeting scheduled for tomorrow will be rescheduled. She also announced the retirement of Wes Osborne and Lynn Rose from the Council on Aging, thanking both for their many years of service to the Town in multiple roles.

The resignations will be formally accepted at the meeting on July 11<sup>th</sup>.

Mr. Rull congratulated the Norwell High School graduates and the Norwell lacrosse team on their achievements.

## **Town Administrator's Report - None**

### **Library Building Committee (LBC)**

**Present:** Scott Brodsky, Jeanne Ivas, other committee members including BOS Chair Ellen Allen, Ted Nichols, Judy McConarty, members of the Library Board of Trustees Rick Pomroy, OPM, and Matt Oudens, architect from Oudens, Ello

LBC Chair Scott Brodsky introduced the LBC board and guests. He also outlined the discussion points for this project update.

Mr. Pomroy introduced himself and summarized the approach for Phase II of the project. Matt Oudens is the new architect hired for this project. This phase is nearing the end of the schematic design program, and Mr. Pomroy is hoping to have all budget information complete by the time the drawings are ready to go out. The committee explored options for the temporary relocation of the library during construction within the Town buildings, but there are none that would work. This piece of the project will go out to bid as a public process for a temporary public space. All discussed the pros and cons of using the Hanover Mall with whom Jason has had some exploratory conversations. An RFP must be issued for space, but the town can reach out to possible sites and make them aware of the bid. The temporary location will be needed approximately 24 months from start to finish. Parking, floor load, and ADA access are important features.

Mr. Pomroy reviewed the project schedule with the board. The goal is to finish design development by the end of August and have a budget to actual comparison. The next goal is production of the construction documents by the end of 2/19 so that the RFP can be issued. Bidding will take place in March and April, with the goal of a construction start in May. The LBC would like to come back with an update for the BOS at the end of August.

Mr. Pomroy introduced architect Matt Oudens, who gave a short history of the project and reviewed steps completed over the last 3 months. The power point presentation included building specs and space plan highlights; one story, 21K sq. ft., large meeting room, teen area, study carrels and children's area, AV room, etc. All areas in the library program and design for the grant are present in the updated design, but the layout has been improved. All reviewed the new schematic design. Mr. Oudens noted that the garden area will be part of the storm water management system due to the wetland nature of the site. There will be a similar strategy for the parking area. Much new vegetation appropriate for the area will be planted. This library will reflect the expanded role that a modern town library plays in the activities of the Town. The Scituate Library was designed by this firm, as was the award winning Eastham Library.

Questions were asked and answered about the project particulars, including budget projections, prevailing wages, building materials and project contingencies. Mr. Brown asked about temporary space with regard to the budget for relocation, move and operation. Per Mr. Pomroy, \$300K was estimated in the grant application for the two year process including buildout if needed. All would like to see a breakdown of these costs. Per Ms. Allen, any draft would be premature at this point, but it will be forthcoming after the RFP process. A short discussion

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ensued about building security, noting that it begins with the library staff. There will be future discussions about this topic with the Police Chief.

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### **Appointment to the Cushing Center Board of Directors**

*Motion; made by Gregg McBride, seconded by Alison Demong, to appoint Laurie Detwiler to the Cushing Center Board of Directors for a term ending June 30, 2020. Unanimously voted*

### **8:25pm Carleton Committee Interviews**

Ms. Allen recapped the mission of this committee and its potential composition for the board. The board will reserve the meeting date for July 18<sup>th</sup> to finish the interviews if needed. All applicants will be asked the same 5 initial questions and Ms. Allen will conduct the interviews, asking the board for questions at the end of each interview.

#### **1. Roger Hughes - 259 River Street**

Mr. Hughes introduced himself and gave his reasons for applying. He has served the Town in many capacities and on multiple boards.

He applied because the Whiting Fields are iconic in Norwell. It is momentous that the Town can buy the entire 124 acres of the Carleton property. Mr. Hughes is a real estate lawyer who is used to dealing with many of the pertinent land issues. Ms. Allen asked Mr. Hughes for his views on the various CPC areas and his reaction to the uses. Since he has worked on a number of committees, he has a great track record interacting and bringing projects to completion. Mr. McBride added that Mr. Hughes is a certified professional mediator.

#### **2. David Titelbaum - 570 Main Street**

Dr. Titelbaum has been a resident for 29 years and his property abuts part of the Whiting Fields. He is acquainted with members of the Carleton family and is excited that the Town can purchase the property.

As an abutter, he is aware of some of the resources and has a perspective that many in Town don't have. He would like the committee to really assess and inventory what is there. There is a great need to keep an open mind for all allowable options for the land, as well as the pros and cons. He also stated that a balanced approach will be needed by the committee to make good decisions. When asked by Mr. McBride if his abutter status would cause a conflict of interest, Dr. Titelbaum answered no.

#### **3. Cliff Prentiss - 100 Mill Lane**

Mr. Prentiss, a longtime resident of the Town, gave a summary of his background and reasons for applying. This property is such a visible presence and it is very rare to still have working fields (or any fields) so close to the Town Center. Mr. Prentiss is excited to add this greenspace to the others already owned by the Town. He is aware of the wetlands on the property. He is open to all ideas that residents may put forward. With regard to the allowable uses mandated by the CPA, Mr. Prentiss gave all an interesting historical perspective on Main Street and the meadows and views that used to exist. When asked about Affordable Housing, he cited his committee work on the Town's purchase of the Donovan property, which predated the CPA. The components of that purchase included Affordable Housing, open space conservation and real estate sales that made money for the Town. The success of that project became a role model for future land purchases in the Town. Because of Mr. Prentiss's efforts, the Town went on to purchase Miller Woods and other properties off Washington Street. He has been a valued member of many Town committees over his years in Norwell.

#### **4. Jim O' Sullivan - 84 Hemlock Drive**

As a Hemlock Drive resident, Mr. O'Sullivan is an abutter to the Carleton property. He attended the information session at a recent AB meeting and wanted to be a voice in the



neighborhood to keep his neighbors informed. He cited his preference for access to firsthand information as opposed to the anonymous letter that was mailed to Town residents. He stated that he would be open to CPA allowable options, but would like to be a voice for the neighborhood. Mr. O'Sullivan summarized his background, highlighting his experience as a certified mediator in MA, realtor, and service on a number of non-town committees.

**5. Mary Beth Shea – 52 Franklin Road**

Ms. Shea summarized her background and reasons for applying to serve on this committee. She feels strongly that "we don't know what the whole parcel contains, and therefore need to review all aspects of the property before making a decision to put the entire property into conservation." Of course, she would like to see the Whiting Fields vista maintained. Ms. Shea serves on the Athletic Fields Committee and would like to explore recreation opportunities. She is in favor of AH, but has no predisposition because options for the property are unknown at this point. Ms. Shea views herself as someone with a real investment in the Town of Norwell and therefore in the property. She spent a lot of time working on the acquisition of the Donovan property. Highlights of that successful project include open space, AH/senior housing and land sales to buy more open space for the Town.

**2018 Committee Reappointments**

The Board reviewed the lengthy list of committee reappointments, as well as volunteers not re-upping for another term. All thanked the volunteer board and committee members for donating their time and expertise to the Town!

*Motions; made by Gregg McBride, seconded by Alison Demong, to reappoint each committee member as indicated for their specific term on the attached Committee member list.*

*Unanimously voted. (the list of appointees is attached)*

**Town Hall/Sparrell School Update**

Mr. Morin recapped the Town Meeting Article to fund a study about the accommodation of Town Hall offices in the Sparrell building, consolidation of Highway and Tree and Grounds facilities and other Town owned properties. The department surveys have been completed. Town Hall space needs interviews will be completed by July 11<sup>th</sup>, with results shortly thereafter.

Mr. Ferguson and Mr. Morin met with an architect to discuss the most efficient approach for this project. Mr. Morin will provide the architect with initial plans for this project that were done 10 years ago by Kang Associates, along with the redesign for the highway barn and Tree and Grounds. A good start has been made since the May Town Meeting, with the design work expected to continue throughout the summer. Architect Ed Forte will be reviewing the information and will provide a roadmap for the preplanning before the bid process begins. This preplan will hopefully be completed by the end of August. All discussed possible options for the Recreation Department, which is not included to be moved to the Sparrell building.

**FY 2019 BOS Focus Areas and Goals discussion**

The board reviewed the draft list of focus areas and goals. The consensus is that the list is very long and should probably be prioritized. Perhaps the board can ID tasks that could be assigned to individual board members. Once it is finalized, the list will be posted on the Town website.

Upcoming meeting agendas will include specific discussion topics related to these focus areas.

*Motion; made by Gregg McBride, seconded by Alison Demong, to adopt the FY 2019 BOS focus areas with the edits provided. Unanimously posted*

Ms. Allen asked all to take a look at their areas of interest to share at the BOS meeting on July 11<sup>th</sup>.

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The board made the decision to stop accepting applications for the Carleton Property Committee on Friday, June 29<sup>th</sup> at noon. The remainder of the applicant interviews will be scheduled for the BOS meetings on July 11<sup>th</sup> and July 18<sup>th</sup>. Selections for applicants to serve on the committee will be made on July 25<sup>th</sup>. Milestones for the committee will be drafted by August 1<sup>st</sup>. Ms. Demong and Mr. Brown will work on committee milestones.

#### **Review of Town Administrator**

Ms. Allen will put together documents for next week's meeting packet, with the goal to have this completed by the end of July. Mr. McBride asked Mr. Morin to incorporate his goals with the BOS goals, many of which fall into the same categories. Ms. Allen will send draft documents to the board.

#### **Future Agendas**

No meeting July 4<sup>th</sup>

July 11<sup>th</sup> – Carleton Committee interviews, continued

Dave Osborn - Veterans Agent recap

July 25<sup>th</sup> – LED street lights presentation, Real Term Energy

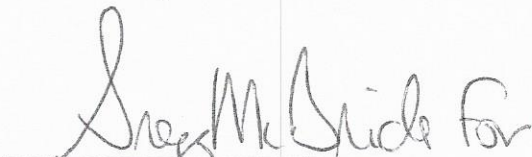
#### **Acceptance of Meeting Minutes**

*Motion; made by Gregg McBride, seconded by Alison Demong, to accept the Open meeting minutes of the BOS meetings on 5/16/18, 5/23/18 and 5/30/18. Unanimously voted*

*Motion; made by Gregg McBride, seconded by Alison Demong, to accept the Executive meeting minutes of the BOS meetings on 5/16/18 and 5/23/18 Unanimously voted*

#### **Adjournment**

*Motion; made by Gregg McBride, seconded by Alison Demong, to adjourn at 9:27pm.  
Unanimously voted*

  
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**Ellen Allen, Chair**

