

**Norwell Board of Selectmen
Open Meeting Minutes
7/25/18**

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Upon entering Open Session, the BOS reviewed several topics in preparation for the upcoming Open Session; permission to plant daffodils along the stone walls of the Whiting Fields and the Real Term Energy street lighting proposal. The Open Session resumed in the Osborn Room.

The meeting was called to order by Chair Ellen Allen. She reminded all that the meeting will be televised and recorded. All stood to recite the Pledge of Allegiance.

Motion; made by Gregg McBride, seconded by Alison Demong, to approve agenda as amended. Unanimously voted

Citizen Comments

Neil Farmer – 483 River Street, is a 40-year resident of the Town. He was present to voice his concerns about the truck traffic on River Street. It is primarily heavy construction trucks, 18 wheelers, cement trucks, etc. He stated that this residential street cannot support this size and volume of truck traffic. Mr. Farmer gave the board the history of decision to divert trucks to River Street from Bridge Street which was never approved by the BOS at the time (about 12-15 years ago). A town road shared by two towns must find an alternate route, and then have the change put to a vote by both boards. The residents on River street were not informed about this change. Mr. Farmer stated that this situation needs to be fixed. He stated that the traffic has become “a parade of speeding trucks”, subject to very little or no enforcement of the speed limit. Mr. Farmer stated that he hasn’t seen any police cars patrolling River Street. He stated that there is a process where River Street could be closed to heavy trucks. He requested that the board investigate this issue and hopefully support no heavy truck traffic on River Street. Selectman Rull supports this request and the process to have the regulations changed. He has paperwork that outlines the process which he can share with Mr. Farmer. This topic will be put on the meeting agenda for August 22nd.

Mr. Brown reported that he reached out to Chief Ross last week to add patrols on River Street. The State Police will also assist in enforcing the speed limit. This discussion will be the primary focus of the meeting on August 22nd.

Megan Glynn - 6 Wilder Road, asked that a discussion of the speed limit on Wilder Road in the Norwell Homes neighborhood be put on an upcoming agenda. This will also be discussed at the 8/22 meeting.

BOS Announcements

Mr. Rull read his 3-month update aloud, noting that he would like the update to be included with the meeting minutes. He thanked the Town’s Police and Fire departments for everything they do to support our residents. He is working on the movie night event at Town Common in conjunction with Recreation Director George Grey. Other comments in his memo included information on grant funding by the state. Traffic speed and truck traffic continue to be an ongoing issue to be addressed. This week state police, in addition to Norwell police, began ticketing speeders in the Town. Mr. Rull’s memo will be attached to these minutes on the Town website.

Town Administrator

None

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Street Lighting Proposal – Real Term Energy (RTE), Paul Vesel

Mr. Vesel was present to explain the technical and financial aspects of RTE's proposal to replace the Town's street lighting with LED fixtures.

The executive summary covered the overall proposed budget numbers of the project. If the Town converts to LED street lighting, the savings would come from owning the equipment and the reduced maintenance costs associated with LED fixtures. The new lighting would also reduce the carbon footprint of the Town.

RTE is focused solely on municipal projects and have completed over 180 installations (95% are here in New England). The company did a desktop study of the Town's requirements, replacing 1 for 1 light fixtures to convert to LED and applying a photometric design based solution. The estimated base project cost is 277K, with 63K in additional optional costs for a total project cost of 340K. An incentive from National Grid would provide a rebate as a percent of the capital cost of the project, estimated at 80K, for a net project cost of 260K. The projected payback period could be as little as 3 years.

Anticipated annual savings: Norwell current pays \$113k per year for streetlighting to National Grid. After conversion the cost is estimated at approximately \$27K, for a savings of \$86K per year. Mr. McBride asked about using Green Communities grants to offset the capital cost. That is possible and RTE can help the Town complete the application. Next steps are explained in the proposal.

Questions were asked and answered about adding lighting in areas with poor coverage, the existing poles (including questions about double poles), cash outlay, maintenance options, RTE's gross margin (20%) and other items. If the Town votes to proceed with the project, RTE will begin with an audit of the assets. The audit will form the basis for the negotiation with National Grid to acquire the assets. The BOS will have a meeting with Police, Public works, the Town Planner and Town Administrator to discuss next steps.

RTE also recommends a photometric design to evaluate lighting needs that are not being met on certain roads. The Town would have final say about the elements and fixture selection, which can be modified before procurement. The fixtures and electrical components included in the cost estimate presented is based on typical fixtures chosen by other Towns. The bid is based on cost (using prevailing wage) plus 20%, and includes the fixtures plus a local contractor to replace fixtures and electrical components. RTE has a list of approved contractors and would also take suggestions from the Town.

Mr. Vesel explained the fixture selection process. When asked how much cost variation might occur once the process gets started, Mr. Vesel explained that the field audit might cause the price to go up or down when the actual infrastructure is reviewed. Currently, the cost basis is the inventory provided by National Grid. In RTE's experience, the inventories from the utility are rarely accurate. RTE put forth an informed estimate (with adjustments from the inventory) which should be fairly accurate. Mr. Vesel stated that the at-risk capital cost is about \$29K, which is the cost of the upfront consulting work prior to asset acquisition and capital cost to purchase and install fixtures. The incentive to move ahead is the amount of available grant funding through National Grid right now. Per Mr. Vesel, every 12 months' delay costs the Town about \$70K in potential savings.

RTE can provide the Town with long term maintenance or prepare the RFQ for the Town to bid out maintenance. The annual projected maintenance cost using Real Term would be \$11K. Mr. Morin stated that the impact of the payback might be affected by the solar credits currently being received the Town, which could extend the payback period to 5-6 years. Mr. Vesel stated that the utility will continue to own the poles; the Town would own the light fixtures. The project must be bid out under public procurement based on MA public bid laws. Mr. Vesel added that the board would be responsible for communicating the project overview to the residents. He gave a suggested roadmap for public information sessions and materials.

The BOS continued to ask questions about this type of lighting. The comments and responses from Mr. Vesel:

Maintenance by the Town would be a problem. Maintenance would be contracted out to companies who do it regularly.

There is discussion within the industry re: negative health effects of the LED lights, especially the brightest rated fixtures. The AMA recommends using LED bulbs rated to 3000 kelvin. The cost is the same for 4000 kelvin alternative, but they are slightly less efficient. (between 4-8% less efficient). Rockland opted for a hybrid of 3000-4000 kelvin; the major roads go with the brighter 4000 kelvin and minor streets go with the less bright 3000 kelvin. Mr. Brown voiced a concern that the brighter light might affect the aesthetics of the Town. RTE could do a pilot program if there is concern about the aesthetics.

Mr. Morin made the following comments:

1. The Town would not be responsible for pole maintenance as the utility would continue to own them. All asked about getting rid of the double poles. Mr. Vesel replied that the poles will continue to be owned by the utility.
2. There is a concern about the Town's nonstandard lights in certain neighborhoods being replaced. The audit will have to look at these for inclusion in the replacement cost. An accurate inventory will be needed for further discussion.
3. Mr. Morin has some funding ideas now, noting that the Town could recoup this funding at the Special Town Meeting in May of 2019.

All reviewed a sample timeline of probably 2 months for the audit to be completed if National Grid is timely with its responses. Per Mr. Morin, the Town could fund the upfront consulting costs now. Smart controls are an option for functions such as dimmers, but the add-on cost is \$80-150 per fixture. In Norwell, the total cost of the add-ons would be \$60-90K.

All thanked Mr. Vesel for coming in. The board will get back to him with next steps. A discussion will be added to the agenda for the 8/22 BOS meeting, after Mr. Morin has had time to work on some numbers. The 8/22 meeting will have related agenda topics addressing traffic and streets.

Electronic Voting Committee Appointment – Gabriel Ben-Yosef

Mr. Brown gave an update as he is also on the EVC. All agree that it is a smart idea to include a person from the Technology Committee to be part of this process. Ms. Demong thanked Mr. Ben-Yosef for his offer to assist the Police and Fire Departments with their IT issues.

Motion: made by Gregg McBride, seconded by Alison Demong, to appoint Gabriel Ben-Yosef as the representative from the Technology Committee to the Electronic Voting Committee for the duration of the EVC. Unanimously voted

Carleton Property Committee Appointments

Mr. Morin recommended that the board use the following process:

1. Choose the specific board representatives first; BOS, Conservation Commission, Planning Board, CPC, CHT
2. Choose the four At Large seats next

Nominations for BOS representative:

1. Becky Freed
2. 5 current board members

Motion; made by Alison Demong, seconded by Jason Brown, to appoint Becky Freed to the BOS seat on the Carleton Property Committee. Unanimously voted

Nominations for Conservation Commission representative:

1. Marynel Wahl
2. Cliff Prentiss
3. Justin Ivas

Mr. Hughes will be considered for a different committee seat

Motion; made by Gregg McBride, seconded by Alison Demong, to appoint Cliff Prentiss to the Conservation Commission seat on the Carleton Property Committee. Unanimously voted

Community Housing Trust representative:

No member of the Norwell Community Housing Trust (CHT) applied. Mr. McBride, as the BOS representative to the CHT will serve on the Carlton committee, but will be looking for a replacement from the CHT membership.

Motion; made by Alison Demong, seconded by Jason Brown, to appoint Gregg McBride to the Community Housing Trust seat on the Carleton Property Committee. Unanimously voted

Community Preservation Committee:

There is only one candidate for this seat. Rich Levitt is a current member of the CPC.

Motion; made by Alison Demong, seconded by Jason Brown, to appoint Rich Levitt to the Community Preservation Committee seat on the Carleton Property Committee.

Allen, Demong, McBride, Brown voted yes. Rull voted no. Motion carried

Planning Board

There is only one candidate for this seat. Brendan Sullivan is the Chair of the Planning Board and also a member of the Pathways Committee.

Motion; made by Gregg McBride, seconded by Alison Demong, to appoint Brendan Sullivan to the Planning Board seat on the Carleton Property Committee. Unanimously voted

At Large Member choices for 4 committee seats:

1. The BOS members agreed that a nearby resident should be on the committee; 3 applied; Titelbaum, O'Sullivan, White

All discussed the merits of each applicant

Motion; made by Joe Rull, seconded by Ellen Allen, to appoint Kaitlin White to an At Large seat on the Carleton Property Committee. Allen, Demong, Brown, Rull voted yes, McBride abstained. Motion carried

2. Roger Hughes, Marybeth Shea, Justin Ivas, Tim Timmermann, Dave Selby are candidates for the remaining 3 At Large seats.

Motion; made by Joe Rull, seconded by Jason Brown, to appoint Roger Hughes to an At Large seat on the Carleton Property Committee. Unanimously voted

A motion was made to nominate Mary Beth Shea to an At Large seat on the Carleton Property Committee, but was later withdrawn. Ms. Shea has a wealth of experience serving on Town committees, but is very busy. This will allow a new person the opportunity to serve on the board.

Discussion ensued about the candidates for the two remaining At Large seats, with the board again noting the difficulty of making these choices. The applicants to serve on the Carleton Property Committee present an impressive list of qualified options, any of whom would be an excellent fit. Ms. Allen reminded all that the Conservation Commission already has a huge task ahead of them to create a preservation plan for the wetlands of the property.

Motion; made by Gregg McBride, seconded by Jason Brown, to appoint Tim Timmermann to an At Large seat on the Carleton Property Committee. Unanimously voted

All discussed the remaining candidates for the last At Large seat.

Motion; made by Joe Rull, seconded by Gregg McBride, to appoint David Selby to an At Large seat on the Carleton Property Committee. Unanimously voted

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Ms. Allen thanked all of the applicants for their generous offers to serve on this new committee. All reiterated what a huge pool of talent the BOS had to choose from. Ms. Demong invited all to attend the committee meetings.

Future Meeting Agendas

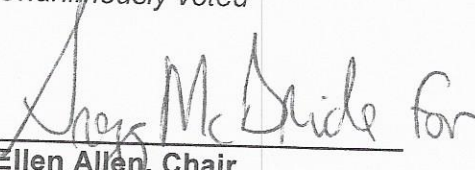
8/8 – Interview – Conservation Commission; Ellen Markham
Milestones/next steps for the Carleton Property Committee; Jason Brown, Alison Demong
Town Administrator Review – final draft, approval
Applicants to committees – Fred Bousquet, Matthew Greene

8/22- Traffic Discussion; Chief Ross, Chief Reardon, Glenn Ferguson, Traffic Committee
Street light proposal, next steps

NOTE: Ms. Allen will not be at the 9/12 BOS meeting

Adjournment

*Motion; made by Gregg McBride, seconded by Alison Demong, to adjourn at 9:25pm.
Unanimously voted*



Ellen Allen, Chair

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