

**Norwell Board of Selectmen
Open Meeting Minutes
6/5/19**

TOWN OF NORWELL
TOWN CLERK
2019 AUG -8 AM 10:17
RECEIVED

Present: Alison Demong, Jason Brown, Joe Rull, Peter Morin
Town Counsel Bob Galvin
Ms. Allen and Mr. Graham were not in attendance at this meeting.

The meeting was called to order by Vice Chair Jason Brown at 7:05pm.

Approval of Minutes

Motion; made by Alison Demong, seconded by Joe Rull, to approve the meeting minutes of the 4/3/19 and 4/10/19 Open meetings and the minutes of the 4/3/19 Executive Meeting.
Unanimously voted

Agenda items 4.c) 1 and 2 will be rescheduled to a future meeting as there may be an additional applicant for the Community Housing Trust.

All agreed that Summerfest went very well. Kudos to the hardworking organizers for such a well-attended and enjoyable event. There were several parking tickets issued by the Police Department.

Parkview Inn Update

The BOS packet contains a status update list from all of the departments involved in this licensing project. One unit was under construction. One of the outstanding items on the punch list was personal contact information for both the manager and the property owner, to be given to Police Chief Ted Ross. He received the information this evening at 6:01pm. Incident reports for the past month included one OD incident.

The board agreed that addressing any procedural issues should wait until a full board is present to take any action. All talked about options to help the Parkview keep their license legally. The board expressed the hope that the manager and residents reach out to be better neighbors.

Mr. Brown informed the board that a resident sent him pictures of a state contractor "stealing water" from Town hydrants on High Street. He asked Mr. Morin about jurisdiction over the hydrants. MassDOT should be informed; if this is an accurate report the contractor could be barred from bidding on any state contracts. Chief Reardon was informed and will contact Water Department Superintendent Jack McInnis to see if a use agreement was in place during the Route 3 expansion project work. All noted that this irregular use of the hydrants affects the Town's water pressure.

Mr. Rull would like to invite Racewire back to Norwell for the South Shore marathon, which is currently planned for Bear Cove Park in Hingham. Lynda Allen will send them a courtesy reminder to apply. Mr. Morin will keep the board updated when they reply.

The White Barn Lane project status will be discussed at next week's Executive Session. Mr. Morin will follow up about filing an appeal.

Open Session

The meeting was called to order by Vice Chair Jason Brown in the Osborn Room at 7:33pm. He reminded those present that the meeting is televised and recorded. All rose to recite the pledge of allegiance.

Approval of amended agenda

Motion; made by Alison Demong, seconded by Joe Rull, to approve the amended agenda, postponing items agenda items 4.c) 1 and 2, which will be rescheduled to a future meeting as there may be an additional applicant for the Community Housing Trust.

Citizen Comments – None

Selectmen Announcements

The board thanked the organizers and sponsors of Summerfest for a wonderful Town event.

Kudos to all who responded to the May 23rd water main break; the Water Department and Water Board member Peter Dillon, Chiefs Reardon and Ross for the quick fix! Your prompt actions are much appreciated by the Town.

Town Administrator's Report

Mr. Morin reported that, despite the disruption in service during the water main break, the Town Hall departments did an outstanding job making sure that Town employees in all departments were paid on time. Special thanks go out to the Treasurer's Office and the Accounting Office for their hard work while Town Hall was closed.

7:35pm Appointment of Special Police Officer James Duchini

Chief Ross requested that the BOS appoint James Duchini as a special police officer. Chief Ross gave a summary of the retired state police officer's distinguished background and reasons for the appointment.

Officer Duchini introduced himself and thanked the board for their consideration. The board in turn thanked him for his service to the country and the Commonwealth.

Motion; made by Alison Demong, seconded by Joe Rull, to appoint James Duchini as a Special Police Officer for the Town of Norwell, effective 7/1/19, expiring 12/31/19. Unanimously voted

Park View Inn – Licensing Discussion Status Update

Chiefs Ross, Reardon and Health Agent Ben Margro were present to update the board on this situation. Ms. Demong reminded all that the BOS compiled a punch list of tasks for this property to address and complete before this meeting.

1. Mr. Margro stated that locks have been installed on the windows in each of the units. The major issues have been addressed. The other big issue was the corrosion of the sump pump chamber cover, which has been repaired. The rest of the units are in good working order, have access to good water, and exhibit no signs of other issues typical of a transient hotel.
2. Chief Reardon did an inspection yesterday and stated that the Parkview meets current fire department requirements and has addressed the violations noted in the punch list.
3. Chief Ross was finally given contact information for the building owner and the building manager this evening around 6:00pm. He added that he had requested this information on numerous occasions prior to this evening.

Despite meeting the requested punch list items, the Building Inspector has raised the issue as to whether or not the Park View has changed its use over time from transient to a non-transient use. Mr. Morin discussed the current use of the property. He noted that the owner must correct this variance of the zoning bylaws as they have installed kitchens in at least some of the units, which do not meet the definition of a lodging house. The building inspector (who was unable to be present at this meeting) also noted that no permits were pulled for any of this construction work. Town Counsel Bob Galvin stated that it is permissible to have some kitchen equipment with the proper permits. He

suggested making the license approval conditional upon removal of the kitchen units. The Town has the right to inspect any and all units. Attorney Galvin would suggest doing that for every unit, as well as noting any other code compliance issues. Mr. Brown recommended that the building inspector re-inspect the property in the next 30 days. There are some limitations for unit size that preclude this kitchen equipment in subsection 22 of M.G.L. chapter 140, which Attorney Galvin will email to Building Inspector Tom Barry.

The board discussed other property issues at length, including concerns for these residents and the owner's responsibility to house tenants until the property is brought into compliance. Ms. Demong asked about the timeline for alternate housing if the license is revoked. Per Town Counsel, if code violations restrict habitation in the property, alternate housing would be provided until the premises are code compliant but did not offer specifics on how that would be enforced.

Mr. Morin reminded all that the zoning bylaw does not allow variances in the licensing that would allow for kitchen facilities. They can apply for an after the fact building permit to make the property code compliant. He advised that the board not take drastic action, such as pulling the license, until the owner is given every opportunity to fix the outstanding issues.

The board discussed these pending issues, which date back the public hearing on March 27th. Mr. Brown noted that there are unhappy neighbors in the surrounding residential area and he would like the owner to like to fix this. Attorney Galvin noted that any time a license has been revoked in similar situations, appeals have been filed. The Town needs to ensure that everything possible has been done before revoking the license.

Property manager Brent May informed the board about his reasons for failing to comply with Mr. Rull's request that he meet with the Parkview's neighbors. Mr. Brown suggested alternative methods of communication to reach out and begin to mend these fences. Mr. Rull left the meeting at this point, but returned at the end of the Parkview discussion.

The board will schedule another inspection by the building inspector in 2 weeks in order to determine how many units are out of compliance and put the Parkview Inn status update back on the agenda within 30 days. In the meantime, they would like the manager and owner to reach out to the neighbors to address their concerns. Chief Ross was in attendance and pointed out that several of the Parkview's neighbors were present. He invited Mr. May and the neighbors to an impromptu meeting in Room 3 at the conclusion of this meeting. Building Inspector Tom Barry will attend the BOS meeting on 6/26 to update the board on this issue.

The Parkview neighbors and abutters shared their concerns about this property, wondering how it transitioned from a motel to a rooming house. The board noted that there have been decades of violations, which is part of everyone's concern. Mr. Morin summarized the situation as follows:

"The right thing to do is review how this property is being operated, how it got to this configuration, is it in compliance (yes/no), what needs to be done to make it compliant to be a motel so it can be licensed and should they be fined."

He added that everyone wants to do what's right and the Town is trying to see what limits can be set while still complying with the building code. Hopefully the Parkview will become a better neighbor to their abutters. Re: the trash on the property, Mr. Morin has been driving by the property every week and has seen progress in the cleanup of the site. Mr. Brown thanked everyone for coming in.

Cable Committee Applicant

Motion; made by Alison Demong, seconded by Jason Brown, to appoint Gregg McBride as an At Large member of the Cable Committee, for a term expiring 6/30/22; 2 voting yes, 1 abstaining (Mr. Rull). The motion carried

Resignation from Cable Committee

Motion; made by Alison Demong, seconded by Jason Brown, to accept with regret the resignation of Steven Muzrall from the Cable Committee. Unanimously voted
The board thanked Mr. Muzrall for his exceptional work and hours spent on the Cable Committee, noting that he handled every issue and project with class! He will be very much missed.

Buckle Up Truck Sticker Campaign – Joe Rull

Mr. Rull announced that June is Public Safety Awareness Month and gave particulars about the vendor (communications company) who reached out to Massachusetts cities and towns to partner with them by placing bumper stickers on non "Public Safety" vehicles such as those used by the Highway, Tree and Grounds and Water departments. The vendor would pay the Town \$50 (revenue for the Town) for each sticker placed on a vehicle up to a maximum of \$2500. The communications company places the stickers on these vehicles for a period of 4 weeks. Per Mr. Rull, between 40 and 50 towns in the Commonwealth will participate. Mr. Brown and Ms. Demong are very much in favor of this good idea.

Motion; made by Alison Demong, seconded by Joe Rull, to approve and adopt the Buckle Up campaign. Unanimously voted

Upcoming Meetings

The next BOS meeting is June 12th. The board will meet every Wednesday evening in June and begin their summer schedule in July.

Adjournment

Motion; made by Alison Demong, seconded by Joe Rull, to adjourn at 8:17pm. Unanimously voted

A handwritten signature in black ink, appearing to be 'Jason Brown', with a long horizontal line extending to the right.

Jason Brown, Vice Chair