

**Norwell Board of Selectmen
Open Meeting Minutes
10/2/19**

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

The meeting was called to order by Chair Ellen Allen at 6:55pm. Ms. Allen reported to the board on the Conservation Commission (Con Com) hearing for the proposed Simon Hill project. Updated documents were submitted to Con Com by the applicant right before the deadline, so there was no time to review them. After some negotiation, the applicant agreed to continue the hearing for 8 additional days to allow for review of the documents. Con Com has scheduled two additional meetings on 10/10 and 10/24 to review and deliberate on these updates. The applicant has refused to reply to additional peer review requests and has not paid for the completed peer review invoices totaling about \$20K. There is apparently dissention between the two development partners which might impact this project.

40 River Street Ribbon Cutting

The ribbon cutting ceremony to officially open the Herring Brook Hill AH project will be held on 10/10/19 at 10am. All are invited.

Possible Future Agenda Items

Elevated Access discussion – 11/13/19 meeting @ 6:45.
Cemetery Committee – followup to October meeting

Medical Marijuana

Ms. Demong received an update from Bill Ryan of Elevated Access with regard to the status of their plan to cultivate medical product in the Town. He will be contacting Mr. Morin to discuss a proposal to the Town to consider letting them *grow* product not only for medical purposed, but also for recreational adult use. They are currently in a holding pattern because without this change, it is not commercially viable for them to build a growing facility. If the Town were open to this idea, it would require a zoning and regular bylaw change to change all of the original Town Meeting and election votes. Right now no recreational marijuana activities are permitted, only medical. All agreed that this is a fair conversation to have, but the bottom line is that Town Meeting will make the choice. An article would still have to go through the public hearing process at the Planning Board and their upcoming schedule is already full of public hearing issues for the May Town Meeting.

MOA Osborne Fields

Board members received an email from Don Mauch asking that his draft MOA be put on an agenda. Per Mr. Morin, he advised Mr. March that the topic is not worth putting on a future agenda unless there would be 3 yes votes from the BOS. He recapped the discussion points of the MOA for Mr. Rull. The board reiterated that they are still not in favor of setting this precedent, which would set the precedent of allowing any abutter to Town land to negotiate an MOA. The options are to have the BOS vote or to have Mr. Morin to convey the board's opinion to Mr. Mauch. Discussion ensued about options to reach an agreement, with no resolution. The plans for the softball field already meet with Mr. Mauch's requests except for having them articulated in an MOA that would have the agreement inure to the benefit of all future owners of Mauch's property. The board would like Mr. Morin to explain to Mr. Mauch that its unwillingness to do this is not personal, but is about not setting a precedent with this MOA.

Other Future Meeting Agendas

- Future projects: setting up Open Meeting Law and Public Record Law training.
- The Pine Street field assessment project is ongoing.



- The Pine Street fire station: Capt. Simpson wants it to remain open. The board discussed the pros and cons of leaving it open or closing it. Chief Reardon will discuss this topic on a future meeting agenda.
- Town Hall/Ed Forte – Ed Forte wants to meet with Mr. Morin before the next presentation at a BOS meeting.

MAPC Followup

The board has received good feedback from last week's forum. The project is moving along. Preparations are underway for the next forum, which will be Tuesday evening, 11/19, at the Cushing Center.

Jacobs Farmhouse - status of various repair projects

- De-leading project is getting underway.
- The Norwell Historical Commission (NHC) and Facilities Manager are mapping out next steps and hope to repurpose the CPA Article funds of \$190K for the PRA on the Norwell House, which was not used.
- All discussed the stone walls at the farm and in the Town, citing the need for a uniform maintenance policy. Con Com is discussing this topic, and a Town-wide policy will be forthcoming. The consensus is that maintenance should be the farmer's job, done at specific intervals throughout the year. If the farmer doesn't do the maintenance the Town will do it and bill the farmer for the cost.

Other Updates

The Municipal Vulnerability Program (MVP) meetings are ongoing. The next meeting is an all-day meeting on 11/7/19.

The Traffic Study Committee will attend the 10/16 BOS meeting to discuss Town speed limits and next steps for traffic calming and control. There is a Traffic Study Committee meeting Friday, 10/4, at 8am at the Fire Station.

The Norwell Grange/American Legion project is no longer an option. A group of residents has formed to become the new members of the Norwell Grange and retain control of the property. Mr. Morin will follow up with Grange member Becky McArthur and the state Grange for information about the future of the building.

The street lighting project is at a crossroads. Mr. Morin received an offer to the Town from National Grid to replace all of the current street lights with LED fixtures and bulbs, plus a \$42K energy incentive. LED lighting would reduce the Town's electric bill by \$32K per year. This proposal would make more sense than going through the procurement process for street lighting equipment. However, Mr. McBride would like to keep working with Real Term Energy to work out the lumens requirements, etc. Mr. Morin put a hold on that contract for the time being.

Open Meeting, cont'd. – Osborn Room

The open meeting was called to order at 7:35 by Chair Ellen Allen, who reminded all that the meeting is televised and recorded. All rose to recite the pledge of allegiance.

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

Citizen Comments - None

BOS reports and Announcements

1. Herring Brook Hill (40 River Street) – ribbon cutting ceremony will be on 10/10 at 10am.

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2. Applications for CPA funding are now being accepted. Completed applications must be delivered to the Town Hall by 11/1 at noon.
3. Last week's MAPC forum is being rebroadcast on the Norwell cable channels at 6pm. There will be another MAPC forum on the same topics at the Cushing Center on Tuesday, November 19th
4. Simon Hill apartment complex project: at the Con Com meeting on 10/2/19, the applicant requested that the board close the public hearing and render a decision by 10/29/19. There will be two additional Con Com meetings to review the latest information submitted to them by the applicant, who agreed to 8 additional days to allow for this review. The Con Com meetings will be on 10/10/19 and 10/24/19. See the Con Com page on the Town website for additional meeting posting information.

Town Administrator's Report – None

Sgt. Samuel Stetson House disposition

Mr. Morin drafted a memo with the rules of disposition for the BOS to review. He is proposing a live public auction at the current location of the house on Stetson Shrine Lane on 10/25/19 at 1pm. The house can be viewed on 10/18/19 at 1pm by interested bidders. The attached draft of the memo lists the rules of the auction and the award, which will meet the statutory requirements. The Town reserves the right to reject any bids if it would be in the best interest of the Town. Basic rules for a public auction will be followed. The Town will run an ad and hire an auctioneer.

Mr. Morin stated that he is looking for the conditions (responsibilities) listed in the memo as part of the auction sale agreement. The house is very fragile and might not survive a move. The house will be awarded to the highest bidder complying with the conditions. The Town could conduct a subsequent auction if the winning bid agreement falls through. The Town's intent is to ensure reasonable efforts to move and preserve the structure. All discussed possible next steps and the definition of reasonable efforts. Mr. Morin will add "with reasonable efforts to preserve the house after dismantling". Just bids will be solicited. Mr. Morin will write the modifications and get it published. All discussed conditions further.

Motion; made by Jason Brown, seconded by Alison Demong, to appoint a BOS member to review and approve Mr. Morin's final draft of the disposition memo for the Sgt. Samuel Stetson house for publication of the notice of auction. Unanimously voted

Cemetery Committee Updates

Cemetery Committee members Wendy Bawabe and Chad Forman were present to update the board on the new rules and regulations added to the Cemetery Committee document. Mr. Graham stated that he had not had adequate time to review the document before this meeting and had some suggested changes. He would like to request that items to be reviewed and discussed at future BOS meetings be sent to the board one week in advance. Ms. Allen reminded all that the meeting is not posted until 48 hours in advance of the meeting, and meeting materials often are not available a week in advance.

The BOS declined to approve the new sections of the rules and regulations to allow time for Mr. Graham's input. The board will review and deliberate on the document changes and come back with a motion at a future meeting, which the Cemetery Committee will also attend.

Discussion ensued about the lack of new burial plots at Washington Street because of the high water table in the area identified on the map. There is a new trend for cremation and columbariums, structures similar to library card catalogs for ashes. Each spot would have a memorial plaque. The high water table site would be a good choice for this option, along with some other proposed sites. The Cemetery Committee would like permission from the BOS to pursue this option. There is nothing like this at Washington Street, and it would create an alternative for those wishing to be buried there. An additional mausoleum was discussed for section C.

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The Cemetery Committee proposed some rule changes for Stetson Meadows addressing markers and potential mausoleum locations and construction options. It would be made of granite and would require minimal maintenance. BOS members would like to read the true and attest motion creating the Stetson Meadows cemetery before voting, as well as reviewing a map of the entire cemetery property. Ms. Bawabe will follow up with the map company to obtain a complete and updated map of the cemetery. Ms. Allen asked Glenn Ferguson for his input into these proposed plans. He is in favor of what the Town residents want. All further discussed construction costs, pricing and maintenance/perpetual care. The board will schedule this discussion and vote on a future BOS meeting agenda when the Cemetery Committee is ready.

Accessibility Grant Discussion –

Nancy Hemingway and George Grey are putting together a grant application for ADA compliance of the path to the east field behind Town Hall. As the grant program is run by the state, the application needs copies of the Town's approved grievance form and grievance policy. The documents have been reviewed and approved by the Human Resource Manager and the Town's labor lawyer.

Motion; made by Jason Brown, seconded by Alison Demong, that the Board of Selectmen approve the following three documents for the Town of Norwell:

- Public Notice/ADA
- ADA Grievance Procedure policy
- Grievance Form - Violations of the ADA Act

Vote: Allen, Brown, Demong, Rull voted yes, Graham abstained. Motion carried

Ms. Demong noted that these types of projects are also eligible for CPA funding.

Confirm date for winter Town meeting

All discussed the proposed schedule for a 2/10/20 Special Town Meeting. The BOS office will confirm the date with Town Counsel.

Motion; made by Jason Brown, seconded by Alison Demong, that the board approve 2/10/20 as the date for a winter Special Town Meeting. Unanimously voted

The board also reviewed the proposed schedule for the May 2020 Town Meeting.

Update-Complete Streets Committee recommendation for Town Center – state earmark funds

The board discussed the state earmark funds of \$75K and spending proposals. They noted that Mr. Ferguson wants to repave the roads in Town Center in 2-3 years. Ms. Demong presented the Complete Streets Committee's ideas to address issues for the following areas:

- River Street/Main Street intersection; design plan to move forward with estimates for the project
- Traffic Calming as a start

The board discussed options to pay for the work beyond the earmark funds, such as inclusion in the capital plan and bonding. Ms. Demong noted that the earmark money must be spent by 6/30/20. She will inform the Complete Street Committee to move ahead with estimates for the design plan.

Future meetings

The board is not meeting on 10/9/19. The next scheduled BOS meeting is 10/16/19.

Adjournment

Motion; made by Jason Brown, seconded by Bruce Graham, to adjourn at 8:34pm. Unanimously voted

Ellen H. Allen

Ellen Allen, Chair

