



TOWN OF NORWELL
Remote Meeting
345 Main Street
Norwell, Massachusetts 02061
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TOWN OF NORWELL
TOWN CLERK
2020 NOV -3 AM 10:05

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Norwell Community Housing Trust Meeting Minutes August 11, 2020

The Community Housing Trust was called to order by Gregg McBride, Chair at 7:06 p.m. Also present were Board Members, Liz Hibbard, Rob Charest, Peter Shea and Ellen Allen. Unable to attend were Cara Hamilton. The meeting was held remotely, as allowed under 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.

ADMINISTRATIVE MATTERS

Minutes –

Motion made to accept the Meeting Minutes of April 28, 2020, June 30, 2020, July 7, 2020.

Motion made to accept the Agenda of August 11, 2020. Seconded and passed 5-0-0 by roll call vote.

Bills – None

Follow up on Carleton Property / Town Meeting

Thank you Liz Hibbard and Cara Hamilton for all your work prior to Town Meeting and for taking the lead during Town Meeting. You did a wonderful job representing the Community Housing Trust (CHT). The feedback received was an overwhelming response to ‘see a plan’. After much discussion during our meeting the CHT decided to take the next steps to see what that “plan” could look like based on a soil evaluation. This will help determine the scope and size of the possible project along with all the “plan” possibilities. There was additional discussion concerning the type of housing which should be built on the property- ownership or rental, a single building or several smaller buildings. The Trust will need to further discuss before engaging an architect. In the meantime, a soil evaluation and preliminary evaluation of septic feasibility can be done.

Motion made to proceed with an environmental site evaluation of the soil by Merrill Engineering for the Carlton Property not to exceed five thousand dollars. Seconded and passed 5-0-0 by roll call vote.

Update Jacobs Pond Unit 217 and Silverbrook

Kristin Ford, Administrative Assistant, gave an update on the sale of Unit 217 at Jacob’s Pond. The property inspection took place on Friday, August 8, 2020. We have not received the inspection but we are not anticipating any issues. The Purchase and Sales agreement will be signed this week.

19 Silverbrook inspection report showed many code violations, electrical problems, and several safety issues. Discussion regarding the approach to getting the serious items addressed prior to sale followed. Unanimous agreement that the current owners should be paying for the work needed before the property is sold. Gregg McBride, Chair, will follow up Veronica from Housing Solutions regarding expectations prior to the sale of the property. 2020 NOV -3 AM 10:06

Small Housing Grant Update

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The latest Small Housing Grant to install a water heater is now complete. The inspection post installation has taken place and the voucher has been signed.

Damon Farm Update

A new unit is now available. Applications are now available in the Clerk's office. The application deadline is Sept 23, 2020 and the lottery will be held October 2, 2020.

Annual Monitoring Letter

The annual Monitoring Letter will be mailed August 15th with a return date of September 15th, 2020.

Grant for Washington Street Unit

Motion to proceed with the tub repair and to make the exception for the age requirement of 60 to age 59 for this grant up to \$1500.00. Seconded and passed 5-0-0 by roll call vote.

RFP for Wildcat

Barbara Mello has been working on the finishing touches and Gregg has the last pieces ready to deliver to Barbara so she can wrap it up. The CHT Members are hoping to have a copy of the final draft for their review prior to their next meeting on September 10, 2020.

Lincoln Street Property

The property on Lincoln Street with a right of first refusal to the Town is under agreement. The CHT is looking to find out more information regarding the Town's position. Ellen Allen plans to look into it this week.

Future Meeting Date

Our next Community Housing Trust meeting will be September 10, 2020 at 7pm.

ADJOURNMENT

There being no further business, a motion was made to adjourn at 8:33 p.m.