



**TOWN OF NORWELL**  
Remote Meeting  
345 Main Street  
Norwell, Massachusetts 02061  
(781) 659-8000

**TOWN OF NORWELL**  
**TOWN CLERK**

**2021 MAR 29 A 11:40**

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**Norwell Community Housing Trust Meeting Minutes**  
**February 11, 2021**

The Community Housing Trust was called to order by Gregg McBride, Chair at 7:30 pm. Also present were Liz Hibbard Vice Chair, and Board Members Peter Shea, Cara Hamilton, Ellen Allen and Leanne Walt, and Rob Charest. 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**

*Motion made to accept the Agenda of February 11, 2021. Seconded and passed 7-0-0 by roll call vote.*

*Motion made to approve the minutes of January 21, 2021. Seconded and passed 7-0-0 by roll call vote.*

**CARLTON PROPERTY DISCUSSION**

Trust Members discussed the conceptual designs and site plans the architect submitted prior to the meeting.

Site Plan A consists of 5 larger style homes with 4 units in each with 1,2 and 3 bedroom units within. Including a total of 20 units.

Site Plan B consists of 4 larger style homes with 2 homes having 4 residences within and 2 homes having 5 units within. All including 1,2, and 3 bedroom units. Total of 18 units.

Site Plan C – new since our last meeting. Consists of 5 larger style homes with 4 homes having 5 units within and 1 home having 4 units within.

After reviewing the 3 site plans, the Trust eliminated Site Plan C due to density, unit count and street frontage concerns. The Trust would like to guide their recommendation for Town Meeting consideration utilizing 2020 Census Data, if the Census Data is not available prior to Town Meeting, the Trust will use readily available Town data to determine whether 18 units or 20 units would be sufficient to achieve Safe Harbor, which requires .05% of year-round housing units being added to the Subsidized Housing Inventory.

The finished street view sketch was also reviewed. It contained the view the Trust Members requested. Additional comments were made which will be conveyed to the architect. They include adding more trees and have the drawing reflect the current stone wall.

## **WILDCAT UPDATE**

Gregg McBride, Chair, shared a brief history of the land on Wildcat Lane dating back to 2004 when the Town voted on this property at Town Meeting and it passed to become an Affordable Housing site. The Trust has previously engaged engineering consultants and a wetland scientist to investigate the property as to its suitability for development, including wetland delineations, site investigation and soil evaluation. A request for Proposals (RFP) has been prepared in draft form which the Trust intends to issue through the Town procurement process. The concept which is in the RFP outlines the desire to have a development which does not interfere with the views on Wildcat Lane.

Also present were Brian Carroll, Tim Wall, and Sean McReynolds representing residents of the abutting Wildcat Hill Development and Members of the Homeowners Association (HOA) Board. Brian Carroll presented a slide show that outlined the connections to the other properties abutting the Housing site (see attached slides presented). The Wildcat Hill development consists of 46 houses and open space which connects to Conservation land on the former Donovan property. The residents expressed concerns about location, size, density, and road safety. Mr. Carroll suggested looking at the Carleton Proposal and High Street Proposal suggesting they are other ways to get to our affordable housing goals. Mr. Carroll suggests the size and location of Carleton and High Street are better to achieve affordable housing goals. Mr. Carroll also mentions he did not come to the meeting to have a “not in our backyard” conversation. Sean McReynolds expressed he understands the need and shares the affordable housing goals the Town has and felt there is a way to work together. Mr. McReynolds also inquired about feasibility and his concerns.

The Trust expressed appreciation to the HOA for their engagement. The Trust stated they would revisit the RFP to incorporate feedback from the HOA and talked through the RFP process. The Trust stressed that the Trust has the ability to reject all proposals received and feasibility will only be established through the RFP process. Pending a developer selection, via the procurement process, there will be continued community engagement with abutters and various town stakeholders (including the ZBA, Conservation Commission and Police/Fire Chiefs).

## **AFFORDABLE HOMES UPDATE**

Silver Brook Update – Gregg McBride has been collecting estimates for the repairs needed to Silver Brook. The goal is to have all estimates in and ready for the next Trust Meeting.

## **SENIOR GRANT REQUESTS**

A senior grant request was received along with 3 estimates for plumbing work.

*Motion; to approve the estimate to replace all kitchen plumbing in the area of the sink including a new kitchen sink for \$2000.00*

## **FUTURE MEETINGS**

March 4, 2021 @ 7:30pm.

## **ADJOURNMENT**

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