



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

TOWN OF NORWELL
TOWN CLERK

2021 MAY -3 A 10:50

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**Norwell Community Housing Trust & Community Preservation Committee
Joint Meeting Minutes
March 18, 2021**

The Community Housing Trust was called to order by Gregg McBride, Chair at 7:05 pm. Also present were Liz Hibbard Vice Chair, and Board Members Peter Shea, Cara Hamilton, Ellen Allen, Leanne Walt and Rob Charest. Community Preservation Committee members present were Julie Gillis, Chair, Bob Norris, Genevieve Davis, Brendan Sullivan, Deb Stuart, Rachel Wallom, Chris Greeley. 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 March 18, 2021 seconded and passed 7-0-0. CHT
Motion made to accept the Agenda of March 18, 2021 seconded and passed 7-0-0. CPC

CHT- Motion to approve the amended February 1, 2021 minutes as circulated. 6-0-0.
Seconded and passed.

CHT- Motion to approve the amended March 4, 2021 minutes as circulated. 5-0-0.
Seconded and passed.

CHT & CPC APPLICATION DISCUSSION

Julie Gillis, CPC, Chair shared an update the original application for \$100k was voted and amended to \$400k unanimously by the CPC. However, the Advisory Board did not vote in favor with a 5/4 vote. The Community Preservation Committee asked to come today to discuss the Trusts' opinion. Following a short discussion, the CHT members stated that the application should return to the original \$100k request.

Over 63% of CPA monies since inception have been spent on Open Space & Recreation and Historic 19% and less than 15% on Affordable Housing. The Advisory Board will reconsider on March 30th.

CPC Motion; made to amend the Community Housing Trust Application from \$400k to \$100k, as originally requested seconded and passed unanimously. 7-0-0 by roll call vote.

CPC Motion; made to approve the Community Housing Trust amended Application for \$100k for the purpose of Affordable Housing seconded and passed unanimously. 7-0-0 by roll call vote.

There being no further business with the CHT the Community Preservation Committee, made a motion to adjourn at 7:21 p.m. seconded and passed.

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The Community Housing Trust proceeded with their meeting.

SILVER BROOK UPDATE

ServiceMaster, Scituate, completed the removal of all walls and mold remediation was completed in the basement of 19 Silver Brook on March 18th. Cracks in the foundation are now visible and contractors that submitted bids are now revisiting the site to finalize the bids. Gregg has asked for pre-authorization in the amount of up to \$14,500 to proceed with the cracks and surface water problem.

Motion; motion made to pre-approve up to \$14,500 for continued work at Silver Brook and for pre-approval of expenses by Lynne Sweet, LDS Consulting. seconded and passed unanimously 6-0-0.

Rob Charest has dropped off the call for this vote.

COMMITTEE ACTIVITIES / CARLETON PRESENTATION

Carleton Property is due to be in front of the Advisory Board on March 30th.

Katelyn White 59 Lincoln, explained she was shocked to see the plan and would like to be involved in the process. Gregg explained the rendition is one month old and new to the committee as well.

Nick Warendorf 49 Lincoln, explained he wants to see "buy in" from abutters and neighbors and he understands timing and it would be an "easier pill to swallow" if they were involved. Nick suggests a walk on the property and is not seeing leadership within the CHT.

Ellen Allen reminds everyone on the call that Carleton has been on the CHT agenda for over a year. She reminds everyone they all knew how to come and be involved and they didn't. Ellen also talked about Queen Anne's Plaza 40R and discussed the big challenge with the waste water there. It just doesn't work. St. Helen's is also not an option due to that fact they aren't interested in a conversation. Ellen also discussed High Street 56 unit and Stetson Road 48-64 units both developer driven.

Gregg McBride Chair- shared Strekalovsky designs and various renditions. The CHT is leaning toward the 20 unit concept there is also an 18 unit and 25 unit concept. The street view with stone walls was also shared. The concept is also available on the CHT website page.

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Cara Hamilton CHT Member- explained with her little time on the committee she is struggling with balance of the so far from 10% while trying to satisfy it with such limited options to achieve it.

Leanne Walt CHT Member- discussed she is also a new member of the Trust. She thanks the guests for their input and is wondering how we can "do better". She would like the Trust to talk about how they improve involving the community in a better way.

Peter Shea CHT Member- talked about with River St project they did not talk with the neighbors until after the RFP was issued.

Eireann Connolly 58 Hemlock- asks how many members sit on the committee that are abutters? Eireann would like to have a voice in how the conversation goes.

Dan Collins 64 Hemlock- Dan understands how hard it is to live in the community and volunteer so he would like to recognize that. He asks that we look "at the bigger picture". Also would like us to think of all the different impacts. Dan also will play a bigger part in the process and doesn't want to rush it.

Liz Hibbard, Member hearing there is significant opposition in the neighborhood she would like to know if it's the concept or housing in general? Liz is asking how do we come together? What is appropriate housing for this land? What does that look like? 2.4% of the whole property nearly 98% is in conservation so that has already happened. We hear the neighborhood isn't against affordable housing so Liz is asking how do we work together to achieve our Town goals? If the thought is no housing makes sense let's just get that out there. How can we move forward and be good neighbors?

Jane and Bill Moore 43 Lincoln Jane has a lot of concerns about safety issues, who will live in these units? Jane doesn't think it's the right street to put it on. She doesn't want to move and she is concerned about her property value.

Gregg McBride described all her concerns would be approved or modified through the process through the ZBA.

Jeanie Burtch – 118 Hemlock Jeanie's vote would be not to develop the land. She wants to maintain the fields and open space.

Carleton Property walk thru April 10th 10am

SENIOR GRANT

After the review of the received Grant for a chimney cap the Committee decided not to approve the Grant. The Committee felt this was not a safety necessity.

FUTURE MEETINGS

April 8, 2021 - 7pm

ADJOURNMENT

There being no further business, a motion was made to adjourn at 9:15p.m. Seconded and passed 5-0-0 by roll call vote.

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