



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

**TOWN OF NORWELL**  
TOWN CLERK

**Norwell Community Housing Trust Meeting Minutes**  
**March 4, 2021**

**RECEIVED**

The Community Housing Trust was called to order by Gregg McBride, Chair at 7:20 pm. Also present were Liz Hibbard Vice Chair, and Board Members Peter Shea, Cara Hamilton, Ellen Allen, Leanne Walt and Rob Charest. Guests included Katelyn White, Lynne Sweet, Brian Carroll, and Tim Wall. 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 4, 2021 seconded and passed 7-0-0.*

**REVIEW OF CARLETON CONCEPTS**

Revised drawings were shared including a street view with an added stone wall, vegetation and pine trees. The Committee confirmed they are still leaning towards the 4 houses with 5 rentals in each for a total of 20 homes as a strategy to potentially achieve "safe harbor" from unfriendly 40B developments. An abutter, Katelyn White, was invited to speak and share her thoughts on the design. The Trust thanked Ms. White and look forward to continued community engagement.

**SILVER BROOK UPDATE**

Gregg McBride, Chair, has been collecting estimates for the basement work that needs to be completed prior to the re-sale of the affordable home. A spreadsheet with the various estimates was shared over zoom. The committee chose ServiceMaster of Scituate for step one.

*Motion; to accept ServiceMaster of Scituate in the amount of \$4506.00. Seconded and passed 7-0-0.*

Lynne Sweet, LDS Consulting, discussed the pricing process for 19 Silver Brook. The property must be sold for the purchase price plus capital improvements per the deed rider. The committee members would like to hold off on the exact resale price until the work is complete and the bills are finalized. The committee expressed concerns of future unknown expenses, the ability to get reimbursed for property improvements and selling the unit in a non-desirable condition in order to stay within a target purchase price. The Committee would like to make the necessary improvements to the property in order to preserve the affordable unit.

## WILDCAT UPDATE

Mr. McBride, Chair, shared he is in the process of making modifications to the Request for Proposal (RFP) to incorporate the Wildcat Hill HOA's concerns including working in the existing trails. Gregg shared currently there is no timeline to issue the RFP.

Mr. Carroll, abutter and representative from Wildcat Hill HOA, asked if anyone would "go on record" to discuss the executive session that was held prior to the Open Meeting. Gregg McBride stated that the executive session was held to discuss potential litigation related to the Wildcat property. Mr. Carroll reminded the committee the land is owned by the Town and requested that the Trust not issue the RFP until after Town Meeting due to the citizen's petition submitted by the HOA requesting the land be authorized for Conservation. Mr. Carroll would like the Town to vote on the land despite the prior Town vote designating the land for Affordable Housing. Mr. Carroll says the land was voted on so long ago that it should warrant a re-vote.

Ms. Hibbard asked if it was possible for Wildcat Hill HOA to work with the committee. Tim Wall, Wildcat HOA, responded that the CHT never offered to work together on this development. The Trust explained that until the RFP is issued there normally isn't interaction with abutters. It was reiterated that the Committee was happy the HOA wanted to get involved, but was discouraged by the lack of willingness of the HOA to do so. The Trust inquired if the HOA would be open to discussing other housing opportunities such as revisiting prior concepts including 10 single family homes or Habitat for Humanity.

Mr. Wall expressed frustration that Trust members had not engaged with the HOA prior to the article in the Mariner. Ms. Allen reminded that the Committee is a group of volunteers and said that neighborhood input was not avoided, rather it was early on in the process; the Committee has followed public meeting laws and used Town communication tools as required. It was reiterated that the RFP is just a concept and other stakeholders, including abutters, will have additional opportunities to shape the end result. Ms. Allen also suggested people sign up for Town alerts, as the posted agenda for the CHT has included the Wildcat development for years.

Wildcat HOA representatives noted their Conservation goals to the Committee.

## FUTURE MEETINGS

March 18, 2021 - 7pm.

## ADJOURNMENT

*There being no further business, a motion was made to adjourn at 9:42 P.M. Seconded and passed 7-0-0 by roll call vote.*

RECEIVED  
2021 MAR 29 A 11:41  
TOWN OF NORWELL  
TOWN CLERK